

Steele Creek Area Plan
Potential Revisions to Draft Plan
 August 19, 2011

DRAFT

In addition to the proposed revisions below, minor graphic, text and typographical changes that do not impact the intent of the plan will be made.

No.	Purpose of Change	Page / Section Title	Current Text, Map or Graphic in Draft Plan	Proposed Revision (Bold and Underlined Text)
Executive Summary (pages i -iv)				
1.	Add “protection of access to the Catawba River” to the vision statement.	Page ii and Page 7 Vision Statement	The community will implement this vision through the following actions: <ul style="list-style-type: none"> ▪ Protecting the Catawba River, McDowell Nature Center and Preserve, natural features and historic places; 	The community will implement this vision through the following actions: <ul style="list-style-type: none"> ▪ Protecting the Catawba River <u>and its access</u>, McDowell Nature Center and Preserve, natural features and historic places;
2.	Clarify that additional industrial development is appropriate only in the Westinghouse Industrial Center and not the entire study area.	Page iii and Page 23 Activity Centers	Westinghouse Industrial Center transverses through the center of the plan area and is the largest industrial core in the Carolinas. While this area is developed with over 20 million square feet of industrial development, additional industrial development is appropriate for the area.	Westinghouse Industrial Center transverses through the center of the plan area and is the largest industrial core in the Carolinas. While this area is developed with over 20 million square feet of industrial development, additional industrial development <u>and employment serving retail land uses are appropriate in strategic locations within this Center.</u>
3.	Reword Community Design Goal.	Page iii Community Design	Goal: Encourage sustainable development that promotes accessibility for pedestrians and cyclists while integrating green amenities and environmentally sensitive features.	Encourage <u>sustainable</u> development that promotes accessibility for pedestrians and cyclists while integrating green amenities and <u>protecting</u> environmentally sensitive features.
4.	Clarify that the policy applies to both South Tryon Street and York	Page iii Community Design	Development should orient towards an internal street network and provide a landscaped buffer along South Tryon Street	Development should orient towards an internal street network and provide a landscaped buffer along South Tryon

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	Road (NC 49).		to improve the aesthetic quality of the roadway.	Street/ <u>York Road (NC 49)</u> to improve the aesthetic quality of the roadway.
5.	Add text to acknowledge historical significance and desired preservation of “York Road” in street signage.	Page iii Page 8	Key opportunities identified include proximity to the Catawba River and interstate access, both of which contribute to the uniqueness of this area.	Key opportunities identified include proximity to the Catawba River and interstate access, <u>protecting the historical significance of “York Road” in street signage along US 49, all</u> of which contribute to the uniqueness of this area. Key opportunities identified include
Concept Plan (pages 1 - 46)				
6.	Update map.	Page 3 Map 1: Area Plan Boundary Map.	Map 1: Area Plan Boundary Map.	Map 1: Area Plan Boundary Map Label <u>Carowinds Amusement Park.</u>
7.	Update map.	Page 10 Map 2: Concept Map	Map 2: Concept Map	<u>Delete road through Siemen’s property.</u>
8.	Clarify reference to S. Tryon Street/York Road (NC 49).	Page 12 Wedge Areas	Appropriate locations are also shown for future institutional, office, retail, and mixed use development in the Wedge, primarily along S. Tryon Street (NC 49)..	Appropriate locations are also shown for future institutional, office, retail, and mixed use development in the Wedge, primarily along S. Tryon Street; <u>/ York Road (NC 49).</u>
9.	Update map.	Page 13 Map 3 - Recommended Land Use 6c	None. 6c. Recommendation for residential/office /retail land uses.	<u>Add recommended and approved greenways and overland connectors.</u> 6c. <u>Recommend residential up to 6 dwelling units per acre (dua).</u>

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10.	Clarify reference to S. Tryon Street/York Road (NC 49).	Page 15 Wedge Policies Policy 4b	A commercial marina with supportive retail land uses is appropriate on S. Tryon Street (NC 49) at Lake Wylie.	A commercial marina with supportive retail land uses is appropriate on <u>S. Tryon Street</u> York Road (NC 49) at Lake Wylie.
11.	Edit text.	Page 15 Wedge Policies Policy 5	The Red Fez Club which is located on Lake Wylie just south of York Road (NC 49).is an institutional use. However, if the site were to redevelop, the land use recommendation is for residential at up to four dwelling units per acre.	<p>The Red Fez Club which is located on Lake Wylie just south of York Road (NC 49) is an institutional use. However, if the site were to redevelop <u>from Institutional, consideration will be given to a retail use such as a restaurant. the land use recommendation is for residential at up to four dwelling units per acre.</u></p> <p><u>This site is also considered appropriate for public access to the Catawba River due to its location and topography.</u></p>
12.	Edit text.	Page 15 Wedge Policies 6a	The approved site plan for The Palisades, a large mixed use development located off York Road (NC 49).near Lake Wylie, allows for 225,000 square feet of retail and office land uses. However, the approved plan notes that an additional 100,000 square feet of retail is allowed with a plan amendment. This additional 100,000 square feet is warranted to serve the needs of the large number of residential units in the vicinity of the Palisades neighborhood but should not exceed 325,000 square feet.	The approved site plan for The Palisades, a large mixed use development located off York Road (NC 49) near Lake Wylie, allows for 225,000 square feet of retail and office land uses. However, the approved plan notes that an additional 100,000 square feet of retail is allowed with a plan amendment. This additional 100,000 square feet is warranted to serve the needs of the large number of residential units in the vicinity of the Palisades neighborhood <u>but should not exceed 325,000 square feet. Additional residential, office and/or retail</u>

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				<p><u>development may be considered if part of a well designed master plan that is pedestrian-oriented and that meets the community design and transportation guidance provided in this plan. In particular, buildings should be oriented toward the street and well integrated into the overall town center site, with on-street and/or shared parking provided internal to the site. Scale (floor area and building height) should be compatible with scale and character of adjacent Palisades neighborhood. The size and number of free standing single tenant buildings should be kept to a minimum so as not to compromise walkability or to overburden the surrounding transportation network. Civic and/or cultural facilities are also appropriate if well integrated with surrounding uses.</u></p>
13.	Clarify reference to S. Tryon Street and York Road (NC 49).	Page 15 Wedge Policies 6b	Allow a mixture of residential, office and retail land uses on the southeast corner of S. Tryon Street and Youngblood Road to serve the immediate area.	Allow a mixture of residential, office and retail land uses on the southeast corner of S. Tryon Street/York Road (NC 49) and Youngblood Road to serve the immediate area.
14.	Edit text.	Page 15, 22 Add Policy 6c Graphic 4	None.	<u>Recommend residential up to 6 dwelling units per acre (dua). However, consideration will be given to a mixture of</u>

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				<u>residential, office and retail land uses along Steele Creek Road. Retail development should be limited to a convenience size center (70,000 square feet maximum).</u>
15.	Edit text.	Page 16 Activity Center 1 st paragraph	This facility primarily provides outpatient and overnight emergency care.	This facility primarily provides medical office , outpatient and overnight emergency care.
16.	Edit text.	Page 16 Activity Center	Retail includes the RiverGate Shopping Center with approximately 600,000 square feet of existing retail and office uses, developed around a power center format, which is at the core of this Mixed Use Activity Center.	Retail includes the RiverGate Shopping Center with approximately 600,000 square feet of existing retail and office uses, developed around a power center format, which is at the core of this RiverGate Mixed Use Activity Center.
17.	Edit text.	Page 16 Activity Center 2 nd paragraph	Steelecroft Shopping Center, located at the northeast corner of S. Tryon Street and Steele Creek Road..	Steelecroft Shopping Center, located at the northwest corner of S. Tryon Street and Steele Creek Road.
18.	Edit text.	Page 17 RiverGate Mixed Use Activity Center	If the vertical integration of uses is not feasible, the area should develop with a horizontally integrated mix of office, retail and / or residential uses that are interconnected so that buildings function collectively with common pedestrian connections and open space.	If the vertical integration of uses is not feasible, the area should develop and redevelop with a horizontally integrated mix of office, retail and / or residential uses that are interconnected so that buildings function collectively with common pedestrian connections and open space.

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19.	Edit text.	Pages 18-19 RiverGate Mixed Use Activity Center Policy 10c.	Buildings should front streets with parking at the rear of the site and consideration may also be given to on street parking.	Buildings should front streets with parking at the rear of the site and consideration may also be given to on street parking <u>along internal streets.</u>
20.	Modify the Westinghouse Boulevard Industrial Center boundaries.	Page 19 Westinghouse Boulevard Industrial Center Graphic 3	Graphic 2 - Westinghouse Boulevard Industrial Center boundaries include Siemens property, west of Armour Creek, in the Industrial Center.	See Graphic 2 - Modify the Westinghouse Boulevard Industrial Center boundaries <u>to allow Siemens property to remain in the Wedge.</u>
21.	Allow property to remain in the Wedge.	Page 20 Westinghouse Industrial Center Policy 11a	Modify the Westinghouse Boulevard Industrial Center boundaries as shown on Graphic 2 to include property that is more appropriate for industrial development. A portion of the Siemens property, located off Shopton Road West, is separated from the larger parcel by Armour Creek (one of the fingers off of the Catawba River). This property is currently located in the Wedge area and zoned I-2. It should be added to the Industrial Center.	<u>Modify the Westinghouse Boulevard Industrial Center boundaries</u> as shown on <u>Graphic 2</u> to include property that is more appropriate for industrial development. A portion of the Siemens property, located off Shopton Road West, is separated from the larger parcel by Armour Creek (one of the fingers off of the Catawba River). This property is currently located in the Wedge area and zoned I-2. It should be added to the Industrial Center.
22.	Update Graphic and Text Reference.	Page 21, 22 Graphic 3 Whitehall/Ayrsley Mixed Use Activity Center	Whitehall Technology Center None.	Whitehall Technology <u>Center Park</u> <u>Modify center boundary to include 12h (residential / office).</u>
23.	Edit text.	Page 22 Whitehall/Ayrsley Mixed Use Activity Center	None.	<u>A mixture of residential and office land uses are appropriate in this area. However, residential development should serve as a buffer between existing single</u>

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		Policy 12h		<u>family development and non residential development.</u>
24.	Edit text.	Page 22 Whitehall / Ayrslay Mixed Use Activity Center Policy 12e	The west side of I-485 along Whitehall Park should continue to develop with office and industrial-warehouse distribution uses, with a higher concentration of office at the intersection of Arrowood / Brown Grier Road and I-485.	The west side of I-485 along Whitehall Park <u>Drive</u> should continue to develop with office and industrial-warehouse distribution uses, with a higher concentration of office at the intersection of Arrowood / Brown Grier Road and I-485.
25.	Edit text.	Community Design Page 23	Goal: Encourage sustainable development that promotes accessibility for pedestrians and cyclists while integrating green amenities and environmentally sensitive features.	Encourage <u>sustainable</u> development that promotes accessibility for pedestrians and cyclists while integrating green amenities and <u>protecting</u> environmentally sensitive features.
26.	Edit text.	Page 24 Residential Design Policies -Building Architecture and Site Design Policies 14E -14I	14E. Provide a variety of housing types (floor plans, exterior treatments and materials, massing, and roof forms). 14F. Porches should be a minimum of 6' deep and at least half the width of the façade (excluding garages). 14G. Design residential garages to reduce visual impact from the street. 14H. Vary horizontal and vertical plane of elevations to break up the mass and scale of large buildings. 14I. Distinguish ground level of buildings from upper stories through use of materials, articulation or a combination thereof.	14E. Provide a variety of housing types <u>(floor plans, exterior treatments and materials, massing, and roof forms).</u> <u>14F. Porches should be a minimum of 6' deep and at least half the width of the façade (excluding garages).</u> <u>14G. Design residential garages to reduce visual impact from the street.</u> <u>14H. Vary horizontal and vertical plane of elevations to break up the mass and scale of large buildings.</u> <u>14I. Distinguish ground level of buildings from upper stories through use of materials, articulation or a combination thereof.</u>

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27.	Edit text.	Page 25 Residential Design Policies -Natural Environment Policies 15 A, I, J, K	<p>15A. Provide a meaningful amount of usable and accessible open space. In single family development, this should be common open space.</p> <p>15I. Create a gradual transition between the open space and the built environment where development adjoins natural areas/open spaces.</p> <p>15J. Buffer development along South Tryon St/York Road (NC 49).through a combination of landscaping</p> <p>15K. Encourage “green” site design and building practices.</p>	<p>15A. Provide a meaningful amount of usable and accessible open space. In single family development, <u>this should be consider incorporating common open space.</u></p> <p><u>15I. Create a gradual transition between the open space and the built environment where development adjoins natural areas/open spaces.</u></p> <p>15 J. Buffer development along South Tryon St./York Road <u>(NC 49)</u> Street <u>through a combination of</u> with landscaping <u>treatments and/or retention of existing</u></p> <p><u>15K. Encourage “green” site design and building practices.</u></p>
28.	Clarify reference to S. Tryon Street/York Road (NC 49)	Page 26 Residential Design Policies - Pedestrian and Vehicular Network Policy 16K	Reduce driveway cuts along South Tryon Street and other thoroughfares.	Reduce driveway cuts along South Tryon Street/York <u>Road (NC 49)</u> and other thoroughfares.
29.	Edit text.	Page 26 Policy 16M Residential Pedestrian and	16M.Use landscaping to break surface parking lots into smaller pockets.	<u>16M.Use landscaping to break surface parking lots into smaller pockets.</u>

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		Vehicular network:		
30.	Replace photos.	Page 26	Residential photos.	<u>Replace residential photos.</u>
31.	Edit text.	Page 28 Non-Residential Design Policies - Building Architecture and Site Design Policy 17F, K	17F. Design buildings with human scale and visual interest in mind. 17K. Distinguish ground level of buildings from upper stories through use of materials, articulation or a combination thereof.	17F. Design buildings with human scale and visual interest in mind. 17K. Distinguish ground level of buildings from upper stories through use of materials, articulation or a combination thereof. 17K. <u>Break down the mass of the building horizontally and vertically to provide for human scale and visual interest.</u>
32.	Edit text.	Page 29 Non-Residential Design Policies - Natural Environment Policies 18C, 18G	18C. Consider using pervious pavement for overflow parking. 18G. Encourage the use of green roofs to reduce storm water runoff and provide other environmental benefits.	18C. Consider using pervious pavement for overflow parking. <u>Minimize impervious areas.</u> 18G. Encourage the use of green roofs to reduce storm water runoff and provide other environmental benefits.

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33.	Edit text.	Page 30 Pedestrian and Vehicular Network Policies 19F, H, K, N, Q, R	<p>19F. Establish clear “way-finding” signage for pedestrians and automobile drivers.</p> <p>19H. Provide safe and secure transit waiting facilities.</p> <p>19K. Integrate landscaping with seating along facades when possible and; when practical, work to integrate the existing tree canopy into the site design.</p> <p>19N. Provide and encourage accessibility to Catawba River through better connected streets, sidewalks and trails.</p> <p>19Q. Design parking lots on a street/block pattern to minimize large surface lots.</p> <p>19R. Minimize large surface parking lots with smaller pods and extensive landscaping.</p>	<p>19F. Establish clear “way-finding” signage for pedestrians and automobile drivers, <u>where appropriate.</u></p> <p>19H. Provide safe and secure transit waiting facilities.</p> <p>19K. Integrate landscaping with seating along facades when possible <u>and where appropriate.</u> When practical, work to integrate the existing tree canopy into the site design.</p> <p>19N. Provide and encourage accessibility to Catawba River through better connected streets, sidewalks and trails.</p> <p>19Q. Design parking lots on a street/block pattern to minimize large surface lots.</p> <p>19Q. Design parking lots on a street/block pattern <u>and break up large surface lots with landscaping.</u></p> <p>19R. Minimize large surface parking lots with smaller pods and extensive landscaping.</p>
34.	Add Nations Ford Road to list of Farm-to-Market Roads.	Page 32 Transportation Policy 21	Nations Ford Road is not currently listed.	<u>Nations Ford Road.</u>
35.	Clarify reference to S. Tryon Street/York Road (NC 49).	Page 33 Improve Intersections	South Tryon Street (NC 49) at Shopton Road	South Tryon Street/York Road (NC 49) (NC 49) at Shopton Road <u>West.</u>

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		Bullet #8		
36.	Update thoroughfares project list.	Page 33, Transportation Policy 22, Page 50, Implementation Strategies Policy 22	Brown Grier Road currently not listed.	<u>Widen Brown Grier Road (2 to 4 lanes) from Arrowood Road to Steele Creek Road (NC 160).</u>
37.	Clarify reference to S. Tryon Street/York Road (NC 49).	Page 33 Improve Intersections Policy 24 Bullet #13	South Tryon Street (NC 49) at Grand Palisades Parkway	<u>South Tryon Street York Road</u> (NC 49) at Grand Palisades Parkway
38.	Update map and Item #24	Page 33, 35 Future Transportation Network - Map 4	None.	<u>Add circle at the intersection of Steele Creek and Erwin roads indicating that the intersection should be enhanced in the future.</u> <u>Add recommended and approved greenways and overland connectors.</u>
39.	Clarify reference to S. Tryon Street/York Road (NC 49).	Page 36 Transportation Policy 26	Facilitate cross-access and parallel connections on either side of South Tryon Street Local trips along South Tryon Street should have alternative route choices other than having to use this high-volume, fast-moving, regional corridor. New development should incorporate multiple access points, not using South Tryon Street, cross-access driveways and parallel street connections.	Facilitate cross-access and parallel connections on either side of South Tryon Street/York <u>Road (NC 49).</u> Local trips along South Tryon Street/York <u>Road (NC 49)</u> should have alternative route choices other than having to use this high-volume, fast-moving, regional corridor. New development should incorporate multiple access points, not using South Tryon Street/York <u>Road (NC 49)</u> , cross-

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				access driveways and parallel street connections.
40.	Edit text.	Page 36 Transportation Policy 31	Complete the Steele Creek Greenway.	Complete <u>greenways in</u> the Steele Creek area. <u>Greenway.</u>
41.	Edit text.	Page 37 Transportation Policy 33	As development occurs, provision of an 8' - 10' foot minimum shared-use path should be requested along Shopton Road West to create an overland connector to McDowell Nature Center and Preserve.	As development occurs, provision of an 8' - 10' foot minimum shared-use path should be requested along Shopton Road West to create <u>connect with</u> the overland connector <u>along York Road</u> (NC 49) to McDowell Nature Center and Preserve.
42.	Recognize pump stations in Palisades.	Page 41 Policy 35	Sewer service to the southwest part of the plan area is difficult to provide due to changes in topography and the area's distance from the Steele Creek Pump Station. This pump station, located on Choate Circle, transfers sewage to the McAlpine Wastewater Treatment Plant and will be redesigned in the future to accommodate additional flow.	Sewer service to the southwest part of the plan area is difficult to provide due to changes in topography and the area's distance from the Steele Creek Pump Station. This pump station, located on Choate Circle, transfers sewage to the McAlpine Wastewater Treatment Plant and will be redesigned in the future to accommodate additional flow. <u>There are a total of 11 pump stations located in the plan area, including three in the Palisades development.</u>
43.	Edit text.	Page 41 Water and Sewer Policy 36	When a proposed development requires a rezoning, the rezoning process offers the opportunity to assess infrastructure impacts and to direct more intense development into areas where the infrastructure is in place to support it.	When a proposed development requires a rezoning, the rezoning process offers the opportunity to assess infrastructure impacts and to <u>help guide</u> more intense development into areas where the infrastructure is in place to support it.

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44.	Edit text.	Page 42 Storm Water Policy 37	Therefore, preservation of the tree canopy, open space, limited grading and compact development contribute to the protection of the area's natural resources and reduce storm water runoff.	Therefore, measures such as <u>preserving tree canopy, providing more open space, limiting impervious area, and compact development help</u> contribute to the protection of the area's natural resources and reduce storm water runoff.
45.	Edit text.	Page 42 Parks and Recreation Policy 40	40. Seek opportunities to improve public access to the Catawba River. As development occurs along the River, consideration should be given to providing land to allow for future public boat access points. Although, Copperhead Island provides boat access in the plan area, residents desire additional public access points to the Catawba River.	As development occurs along the River, consideration should be given to providing land to allow for future public boat access points. Although, Copperhead Island provides boat access in the plan area, residents desire additional public access points to the Catawba River. <u>The Red Fez Club, if redeveloped is an appropriate location and topography.</u>
46.	Clarify reference to S. Tryon Street/York Road (NC 49).	Page 43 Schools Policy 41	<i>Charlotte-Mecklenburg Long Range School Facilities Master Plan</i> includes future plans for the construction of an elementary, middle and high school off of South Tryon Street, in the Palisades area,	<i>Charlotte-Mecklenburg Long Range School Facilities Master Plan</i> includes future plans for the construction of an elementary, middle and high school off of <u>South Tryon Street-York Road (NC 49)</u> , in the Palisades area,
47.	Clarify reference to S. Tryon Street/York Road (NC 49) and add Fire Station 26.	Page 43 Fire Policy 44	There are two fire stations located within the plan area. Station 37 is located on South Tryon Street.	There are two <u>three</u> fire stations located within the plan area. Station 37 is located on South Tryon Street-York Road (NC 49) . <u>Station 26 is located on South Tryon St. near Westinghouse Boulevard.</u>
48.	Edit text.	Page 45 Water Quality	Development practices that utilize minimal clearing, grading and soil compaction have	Development practices that utilize minimal clearing, grading, <u>paving, impervious areas</u>

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		Policy 49	less impact on the water quality. Protection of the quality of the area's water supply is very important.	and soil compaction have less impact on the water quality. Protection of the quality of the area's water resources is very important.
Implementation Guide (pages 47 - 56)				
49.	Delete text.	Page 49 Land Use & Community Design Policies 14-20	Consider appropriate zoning ordinance revisions including those recommendations in the Residential Design Standards (RDS), and the Heights in Residential Districts (H.I.R.D.) stakeholder processes currently underway.	Consider appropriate zoning ordinance revisions including those recommendations in the recently adopted Heights in Residential Districts (H.I.R.D.) and Residential Design Standards (RDS) and the stakeholder processes currently underway.
50.	Edit text.	Page 50 Transportation and Streetscape Policy 21	Upgrade Farm-to-Market Roads as shown on Map 4, Farm-to-Market upgrades include:	<u>Improve the following streets via the City's Farm-to-Market Upgrade program:</u>
51.	Recommend completion of all area greenways.	Page 51 Transportation and Streetscape Policy 31	Complete Steele Creek Greenway.	Complete <u>all planned greenways in the Steele Creek area.</u>
52.	Clarify sector responsibility for thoroughfare improvements	Pages 50 -51 Transportation and Streetscape Policies 22, 28, & 30	As development occurs.	<u>As funding becomes available and/or as development occurs</u>
53.	Edit text.	Page 53	Use the rezoning and subdivision process to	Use the rezoning <u>process</u> and <u>Subdivision</u>

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		Environment Policies 46-50	implement land use and environmental policies	<u>Ordinance process</u> to implement land use and environmental policies.
54.	Edit text.	Page 53 Environment Policies 46-50	Limit the amount of land cleared, graded or compacted during the land development process to maximum allowable built upon area, detailed in the watershed overlay zoning districts that apply.	<u>Use the amount of land cleared, graded or compacted during the land development process to approve the amount of land cleared, graded or compacted to</u> the maximum allowable built upon area, detailed in the watershed overlay zoning districts that apply.
55.	Edit text.	Page 54 Future Transportation Projects Policy 18	The <i>2009 Feasibility Study</i> recommends a connection between South Ridge Drive and Moss Road. The connection will be considered only if parcels located on the west side of Moss Road are redeveloped.	<u>The 2009 Feasibility Study recommends a connection between South Ridge Drive and Moss Road. The connection will be considered only if parcels located on the west side of Moss Road are redeveloped and have fulfilled legal requirements associated with the property.</u>
Appendix (pages 58 - 78)				
56.	Edit text.	Page 59 Major Employers	Continental Tire North America.	<u>Continental Tire North America.</u>
57.	Edit text.	Page 65 Steele Creek Multi-Tenant Retail Centers	Food Lion, Kerr Drugs.	Food Lion, <u>Kerr Drugs Dollar Tree.</u>
58.	Edit text.	Page 73 Street Classifications - Thoroughfares	<i>Thoroughfares:</i> Sam Neely Road, and Winget Road are major thoroughfares serving the Steele Creek area.	<i>Thoroughfares:</i> Sam Neely Road, and Winget Road are major thoroughfares serving the Steele Creek area. <u>Sam Neely and Winget roads are a part of the future Carowinds Boulevard Extension.</u>

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59.	Replace photos.	Page 78 Historic Landmark Photos	Photos of the Robinson House, William Grier, Hayes-Byrum Store, John Douglas House, and James Coffey House.	<u>Display photos of McClintock Rosenwald School, Neel House, Neely Slave and Dinkins Property Cemeteries.</u>