



## **Citizen Advisory Group Meeting**

September 17, 2009

---

### ***Draft Meeting Highlights***

***Citizen Advisory Group Attendees:*** Elizabeth Cribb, Steve Deconti, Michael Desantis, Walter Fields, Brian Malec, John Marks, David Marren, Maureen O'Connor, Dhiren Rathod, Sherry Rathod, Shelley Schiff, Annmarie Spiegel and David Wiggins

***Planning Commissioner:*** Eric Locher

***Staff:*** David Czerr, Megan Green, Brian Horton, Linda Keich, Melony McCullough, David Nelson, Alysia Osborne, Bryman Suttle and Brent Wilkinson

#### **Welcome and Introductions**

Ms. Melony McCullough, Charlotte-Mecklenburg Planning Department staff, welcomed advisory group members, acknowledged Planning Commissioner Eric Locher, reviewed housekeeping items and discussed meeting materials and draft meeting highlights from the September 3 meeting.

#### **Revised Vision Statement**

Ms. McCullough reviewed the revised draft vision statement for the Steele Creek area. She stated that the vision had been revised to include a statement about quality schools, which was requested at the September 3 CAG meeting. Ms. McCullough asked if there were any questions and if the CAG was okay with the revised draft vision statement. No comments and/or question were received. Please review the meeting presentation online at [www.charlotteplanning.org](http://www.charlotteplanning.org) or to view the revised draft vision statement.

#### **Natural Environment Background Information**

City and County staff from various departments shared information about the existing conditions and polices for land use and air quality; transportation and air quality; parks, nature preserves and greenways; and utilities. Please review the meeting presentation online at [www.charlotteplanning.org](http://www.charlotteplanning.org) for additional information.

#### **Natural Environment Regulations**

Ms. McCullough reminded the CAG that the Watershed, PCCO and Tree Ordinance regulations were discussed at the previous meeting.

#### **Natural Environment Draft Plan Policies**

Ms. McCullough explained and reviewed the natural environment draft plan policies. The CAG broke out into three groups to review and discuss the draft polices. A representative from each group summarized their discussion of the draft policies. Listed below are the natural environment draft plan policies and in italic are the comments received from the CAG.

**Goal #1: Protect the quality of the area's water supply.**

**Policy**

- Identify environmentally sensitive areas such as watersheds, wetlands, and streams; and address how they will be protected and/or mitigated.
  1. *Identify and preserve historic places and structures*
  2. *Need policy to limit chemicals that transfer to the watershed*
  3. *This is required by current regulations*
- Use best management practices to collect, treat and disperse storm water run-off.
  1. *This is required by current regulations*
  2. *Offer incentives for green development (such as lot size, density and height)*
  3. *Establish performance measures for green development (such as: materials, tree save, building placement, etc.)*
  4. *Design stormwater detention facilities as amenities (i.e. rain gardens)*
- Encourage development practices that minimize clearing, grading and soil compaction.

**Goal #2: Encourage environmentally sensitive land development practices.**

**Policy**

- Preserve tree canopy, native plants and open space by incorporating natural features into development.
  1. *Require tree survey as part of development approval*
  2. *Disperse trees and open space areas throughout development*
  3. *Require developers to save trees of significant size*
  4. *Develop greenways to serve as a transportation option--not just for recreational uses*
- Develop a network of green spaces that include greenways, nature preserves, parks, and open spaces; and link greenways to significant areas of activity, such as retail centers, schools, and parks.
  1. *Need flexibility for developing greenways (greenway master plan should have alternative routes to allow for the development of the greenway and not have to wait for land to become available) – take advantage of land donations*
- Encourage new development to be built to environmentally sensitive design standards.
  1. *More green development*
  2. *Include historic district in land use discussions*
  3. *Prevent damage to natural areas*
  4. *Encourage the use of environmentally friendly building materials*
  5. *Offer incentives for green development (such as lot size, density and height)*

**Goal #3: Balance land use and transportation decisions to minimize air quality impacts.**

**Policy**

- Reduce vehicle emissions by shortening trip distances and decrease trips by appropriately locating land uses and providing transportation choices for pedestrians, cyclists, transit users and motorists.
  1. *Consider mass transit for this area in the future*
  2. *Encourage mixed use developments that are pedestrian oriented (i.e. Birkdale Village)*
  3. *Interconnect sidewalks*
  4. *Address airport noise and air pollution*

**Additional Questions/Comments**

1. *Infrastructure is not capable of keeping up with the growth – area growing too fast.*
2. *What environmental impacts are allowed if a developer mitigates?*
3. *What are mitigation requirements?*
4. *What is required to protect trees during development?*
5. *Hold developers to higher standards.*
6. *Is there a way to require developers to make off-site transportation improvements prior to construction?*
7. *Need other local transportation improvements to deal with traffic.*
8. *What are native plants?*

**Questions and Answers**

Information summarizing questions and answers asked throughout the meeting will be added to the list of Frequently Asked Questions on the website prior to the October 22<sup>nd</sup> meeting.

**Wrap Up and Next Steps**

Ms. McCullough wrapped up the meeting and explained that at the October 1<sup>st</sup> CAG meeting, Public Facilities Background Information and Public Facilities Draft Polices will be discussed.