



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, Alyria 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 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 policies 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 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 policies. 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 22nd meeting.

Wrap Up and Next Steps

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