



# MECKLENBURG COUNTY

## Park and Recreation Department

### MEMORANDUM

SENT ELECTRONICALLY THIS DATE

NO HARDCOPY TO FOLLOW

**TO:** Zenia Duhaney, Associate Planner  
Charlotte Mecklenburg Planning Department

**FROM:** Joyce Figueroa, Planner  
Capital Planning Services

**DATE:** September 29, 2017

**RE:** Rezoning Petition #2016-120 – Grier Property Conditional District  
(PID#201-481-01, 201-481-02, 201-481-03, 201-481-05, 201-105-09 and 201-101-04 A & B)

This is the second communication concerning this petition. We encourage staff and the Planning Commission to consider Mecklenburg County Park and Recreation Department's (MCPR) comments. We suggest that these comments be incorporated into the staff review notes and written into the Pre-Hearing Staff Analysis to the fullest extent possible. These steps should ensure MCPR's notes are conveyed to and incorporated by the petitioner during site plan revisions.

Parcel #201-481-01, 201-481-02, 201-481-03, 201-481-05, 201-105-09 and 201-101-04 A & B are adjacent to the Steele Creek Greenway corridor as indicated on the 2015 Greenway Master Plan Update. MCPR would like to request the following revisions from the petitioner to Revised Site Plan dated 9/18/2017:

- *“Proposed 80’ Greenway Area Dedicate from Top of Bank”* on both sides of Steele Creek Tributary.
- Please note that Mecklenburg County Park and Recreation will not allow a road intersecting Park property from development site to Gallant Lane per the proposed stub connection shown to Mecklenburg County property line. MCPR recommends sidewalks on the proposed local res wide road for a connection to the future greenway.
- For Development Standard 7. Parks, Greenway and Open Space – A: *“Prior to the dedication and conveyance of the Greenway Area to Mecklenburg County, Petitioner shall have the right to install and locate utility lines through the Greenway Area and to reserve such easements over the Greenway Area that are necessary to maintain, repair and replace such utility lines, and to reserve such other easements as may be reasonably necessary in connection with the development of the Site”* as long as these easements and utility lines do not interfere with the construction and maintenance of the greenway. Any Easements must be reviewed prior to the greenway dedication.

Copy to: James R. Garges, Director  
W. Lee Jones, Division Director, Capital Planning Services  
Gwen Cook, Greenway Planner, Capital Planning Services  
Kevin Brickman, Planner, Capital Planning Services  
Jay Higginbotham, AFM Sr. Project Manager