



MECKLENBURG COUNTY  
Park and Recreation Department

MEMORANDUM

SENT ELECTRONICALLY THIS DATE  
NO HARDCOPY TO FOLLOW

**TO:** David Pettine, Program Manager  
Charlotte Mecklenburg Planning Department

**FROM:** Katie Lloyd, Senior Planner  
Capital Planning Services

**DATE:** February 17, 2026

**RE:** Rezoning Petition #2025-123  
PID # 03309302

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.

This parcel is on the MCPR Greenway Master Plan. MCPR requests the petitioner dedicate and convey a greenway and storm water easement to Mecklenburg County which would include whichever is larger of the 100' SWIM Buffer or the FEMA Floodplain of Gutter Branch. An additional 100' wide easement is requested to connect the greenway dedication area to the public street ROW within the development in order to construct a future accessible trail connection. The easement can overlap the tree save areas. The easement should be conveyed prior to the first CO.

Additionally, MCPR requests minimum of 3 acres to be dedicated and conveyed to Mecklenburg County for a future local park. A portion of this requested park land shall be adjacent to a public right-of-way for access and is conducive for the development of the typical amenities found in a local park and cannot include tree save parcels or storm water BMP's. Parkland dedication shall be conveyed by the first CO.

Contact MCPR with any questions/comments: [Katie.Lloyd@MeckNC.gov](mailto:Katie.Lloyd@MeckNC.gov)

Copy to: Nick Walker, Director  
Bert Lynn, Director, Capital Planning Services  
Katie Lloyd, Senior Planner, Capital Planning Services