



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: George Berger, Senior Planner
Capital Planning Division

DATE: August 6, 2026

RE: Rezoning Petition #2026-048
PID # 03312203, 03312211, 03312215, 03312219 & 03312206

This is the first 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 fully written into the Pre-Hearing Staff Analysis.

The McIntyre Creek corridor is on the Mecklenburg County Greenway Master Plan for development of a future public greenway. MCPR requests the dedication and conveyance of the SWIM Buffer or Floodplain (whichever is larger) of McIntyre Creek on subject parcels within the development proposal to Mecklenburg County or a Greenway Easement of the same area. All greenway easements can be co-located within any required tree save/green area. Greenway conveyances should be completed prior to the first CO.

MCPR also requests a minimum of 1.5 acres 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 to 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: George.Berger@MecklenburgCountyNC.gov.

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