



Summary of Public Comments

August 19, 2008

Public comments received from surveys mailed to all property owners in the Catawba Area Plan study area and comments from the visual opinion survey - future directions administered at the July 8 and August 5 public meetings are categorized below. Similar comments were combined and the number following the comment indicates how many times the comment was received.

Land Use

General

1. The county is destroying small communities. Too many housing developments and industries. No rural areas left. (3)
2. Poor planning and research done to plan entrance to Whitewater Park – using Hawfield Road as an example. (2)
3. Would like to see waterfront (public) access for everyone to enjoy the river.
4. Do not need any more office space or industrial. Too many are empty now. No retail; a quick drive to Belmont or Gastonia is close enough. No more grocery stores. Again go to Belmont. Post office, yes. Library, yes. No more parks or greenways.
5. Consider a horse racing track in this area. Let's keep Charlotte a growing and exciting city to live in and visit.
6. More questions on the long-term impact of development.
7. Natural or already existing boundaries such as creeks, railroad tracks, roads, and current uses dictate the best and highest use of land. As an example, the railroad tracks along 27, the natural tributary to Long Creek behind Rhyne Road would allow intensive industrial/commercial uses in that wedge, most of the land is used by trailers which will go away due to the value of the land underneath.
8. Avoid land uses that will encourage crime and loitering.

Residential

9. Single-family residential only. (2)
10. If and when new businesses and services are located in the area, impact to existing houses should be considered.
11. A housing community for ages 55 and over, not overpriced, maybe using green and solar powered materials.
12. Avoid low cost Section 8 apartment complexes. Only townhouses or condos!
13. No more crappy houses! No more apartment complexes. No big stores or malls – keep it rural; that's why we like it here. Keep the trees!
14. No high density development.
15. What is the future of the mobile home park?

Retail

16. No retail development. No housing or apartments, and stop the industrial!
17. Limit commercial and retail development to one or two small centers only. (2)
18. We need restaurants.
19. No big stores or malls.
20. Restaurants, police, small shopping centers are important.

Industrial

21. We have enough industrial. (4)
22. No more industrial!!!

Community Design

23. Better and higher priced housing. (2)
24. Quality must be improved. (2)
25. Homes only if \$200,000 and above.
26. Area is saturated with entry-level housing.
27. Encourage higher end housing of apartments and starter homes with vinyl siding,
28. Consider ordinance that requires all new homes and apartments to be brick, stone or hardy plank.
29. Houses too close together.
30. Don't fence area in with tall buildings.

Transportation

31. Connectivity to Gaston County in terms of a common mass transit line.
32. Light rail.
33. Streets need to be updated first. Traffic congestion is bound to happen with poor planning. Plan ahead and fix the roads and thoroughfares before the new growth comes.
34. The relocated street alignment is extremely important in identifying land uses.
35. The final section of I-485 around the north side of Charlotte is vital to the economic development of this planning area.
36. Maintain road from Performance Road to Moores Chapel Road. A lot of traffic cuts through from Performance on Cedervale Road. Pot holes need fixing to make area more presentable.
37. I do not like round-a-bouts – too narrow!
38. Repair roads and potholes. (2)
39. Street lights. (2)
40. Speeding cars on Mt. Holly Road. If Catawba Plantation and Cedar Mills are allowed to keep building, how will all the cars even fit on Mt. Holly Road?
41. Too many drivers on Mt. Holly road travel well over the speed limit. A stop light should be placed at Chattaroy and Mt. Holly.
42. Why does the commission insist on putting flowers in the road? As to obstruct vision? Streets are for motor vehicles – not flowers!

Public Facilities

- 43. A police substation. (2)
- 44. Improve public access to Catawba River. (2)
- 45. Other amenities that complement the Whitewater Center such as a spray park/playground for small children and/or animal park.
- 46. Community center for youth (skills training, tutoring, and other activities).
- 47. Power lines and railroad tracks.

Natural Environment

- 48. Keep area rural and passive with lots of open space and fields. (5)
- 49. Noise from new airport runway. (3)
- 50. Protect as much of the natural area on the former Clarion site as possible.
- 51. Preserve and protect green space. Keep as many trees as possible.
- 52. Environmental impacts should determine future planning decisions in this area.
- 53. Lack of concern for the survival of wild animals and long-term residents.
- 54. I moved to this area because of the rural area. I would like to see this area be the “LAST” oasis in Charlotte.

Public Safety

- 55. Crime and crime prevention. (8)
- 56. Lack of police protection and coverage.
- 57. Police response time.
- 58. Child safety. (3)

Other

- 59. A very large business park is going up at Sam Wilson and Margo Drive. This is an unforgivable abomination. The developer raped this beautiful community. This simply must not happen again. (2)
- 60. You let a rich developer do as he pleases; money talks and poor folks lose!
- 61. We have lived in the same house in the country because we didn’t want our children raised in the city. And this is the thanks we get for being loyal citizens of this county.
- 62. Quality of life for long-term residents.
- 63. The land we live on has been in our family for approximately 100 years.
- 64. Leave the area as is.
- 65. There are a lot of elderly people who live on a fixed income that have their homes paid for - also single parents that are living week to week by pay check – what will happen to these people? I am a single parent.
- 66. Why does the City want to continue when the people who live here do not want change?
- 67. As far as housing goes, we need to get all the houses that are emerging filled with people. There are too many houses that are empty.
- 68. The “Westside” has always been considered the wrong side of the tracks. Please only allow growth that will enhance and upgrade the west side and try to keep the rural feeling around this area.
- 69. Some of the things are out of reach completely and Charlotte has promised that.
- 70. Do not add features that require costly maintenance/water inputs.