

The following represents the compilation and categorization of the 433 comments the Planning Department received upon distribution of the Northlake Area Plan Comment Sheet. (Note: Identical comments were group together with a number following the comment to indicate how many times the comment was made.)

Opportunities and Issues

Community Safety/Services

Crime/Police Presence

- 1. Concerned about crime.
- 2. Need a police station and more police patrols.
- 3. Need a fire station.

Community Facilities

- 1. No post office
- 2. Not having city/county services readily available (water, sewer, trash)
- 3. City should return to see if grass planted due to utility construction grows
- 4. Desire better school planning for future.

Design

Tree Preservation/Green Space/Open space

- 1. Trees and trails within Holly Ridge neighborhood
- Try to keep the "green" along the roads, plant trees as buffers between parking lots and roads
- 3. Better planning with landscaping and walker-friendly shopping. More like Birkdale and less like the University area.
- 4. Finish walking trails in our neighborhood and make into a greenway area (2)

Community Design

- 1. New developments be built with the same high standards as our existing homes
- 2. I would like to see a more urban feel
- 3. Better lighting
- 4. Better sense of community
- 5. Spaces that bring people together (restaurants, community centers, etc.)
- 6. Outside Dining
- 7. Development in traditional style architecture

Environment

Tree/Wildlife Preservation

- 1. Trees still remain in the area (8)
- 2. Farms (2)
- 3. Wildlife/habitat protection during construction (7)
- 4. Concerned that all of the construction does not incorporate greenspace.
- 5. More planned balance between growth and green space

Stormwater/Long Creek/Groundwater

- 1. Property flooding
- 2. Stormwater run-off from Preston Village construction (2).



- 3. Standing water in Americana Park neighborhood
- 4. Water in Long Creek behind my house becomes a river due to all of the construction and water diverted into this creek when it rains now. (2)
- 5. Concerned about the ground water in our area (from junkyard).

Land Use

Accessibility – Transportation

- 1. Location, with easy access to I-77, I-485 and I-85 (10)
- 2. Location, good highway access, and proximity to similar businesses (3)

Accessibility - Non-residential Uses

- 1. Close proximity to Northlake Mall (8)
- 2. Variety of shops, markets, restaurants, etc. that come with Northlake Mall (6)
- 3. Mixture of business and neighborhood
- 4. Easy access to movie theatre
- 5. Convenience and medical care (6)
- 6. Isolated from industrial and retail areas
- 7. Convenience of retail, easily accessible to I-77 and quick into uptown, Huntersville, SC (18)
- 8. New restaurants coming to area
- 9. Lack of branded day-care centers in area (2)
- 10. Too far to drive to shop for food
- 11. A place for night life and outdoor events, similar to Birkdale Village
- 12. Large, US banks
- 13. More shopping and gas stations

Accessibility - Residential Uses

- 1. Modern community that is close to highway and Uptown but still has rural feel (6)
- 2. New homes in area (McIntyre subdivision)
- 3. Changing too much from residential to commercial development (3)
- 4. Our neighborhood was split by I-485. (Forest Acres subdivision)
- 5. Neighboring business: Our next door neighbor is "Hunter's Auto Parts & Salvage Co." (adjacent to the Harris Wood neighborhood).

Development and Growth Management

- 1. More strip malls, affordable apartments and jobs, bus transportation, cab availability, smaller schools in the area, pools, soccer fields, basketball courts, more stores upscale and lower
- 2. Overdevelopment (2)
- 3. Creation of more "New Urbanism" areas like Birkdale Village
- 4. Forest Acres subdivision to be rezoned commercial (6)
- 5. For the Unity Baptist Church property to be converted to commercial property-that would allow us to carry through with our long range plans.
- Would like manufacturing businesses to stay along Reames Road and not encroach past Reames/Harris intersection
- The area east of Old Statesville Road should be rezoned as commercial / residential development with higher density residential focused in the area planned for the light rail station
- 8. Commercial development around transit station/corridor should not follow the strip mall model but rather the storefront with residences above model used in the Birkdale commercial area (2)



- The west side of Old Statesville Road should retain its current commercial/industrial use but the land east of Old Statesville Road should be set aside for commercial development with residential development further east
- 10. Move schools off the main roads (ex. Beatties Ford Road)
- 11. Continued business/retail development (upscale similar to Birkdale Village)
- 12. Urban sprawl and commercial development that has exploded since 2002
- 13. Rezonings of property allowing apartments to be built
- 14. Higher density housing (2)
- 15. No more apartment complexes

Rural "Feel"/Low Density Residential

- 1. Farmland exists in area (2)
- 2. Large lots in subdivision
- 3. When we moved to this area twenty-three years ago, we enjoyed the tranquility, security, and natural beauty of our subdivision, Forest Acres, and the surrounding farm land
- 4. Larger lots within the Lakeview Village neighborhood
- 5. Dead end streets in Americana Park keep the area quiet
- 6. Residential, Rural
- 7. Nice architecture, Wide roads
- 8. Less density
- 9. Losing farmland and rural feel due to developer greed
- 10. Area plan being developed way too late
- 11. Concerns that if development is not strictly controlled it will turn into another University area where home builders run wild building far more houses than the market demands, causing home values to decrease
- 12. No true neighborhoods
- 13. Residential homes with 1/4 to 1/2 acre lots
- 14. More (upper middle-class) retail, home building, and development
- 15. Houses bought in this area (Forest Acres/Seasons subdivision) and used for commercial use

Park and Recreation

Greenways

- 1. Trees, access to greenway, etc.
- 2. No jogging paths/lanes, lack of curbs (grass meets blacktop)
- 3. Lack of parks/walking trails (2)
- 4. No parks or bicycle paths near Braemar subdivision
- 5. Greenways!!!
- 6. More green space (2)

Active Parks

- Not enough recreation facilities or club house activities for the teenagers and younger kids; not enough police patrol
- 2. Needs better pool, additional entrance
- 3. Public park
- 4. Playground
- 5. More play areas/parks with swimming and tennis, basketball courts, children's pool, and jungle gym, etc. (6)
- 6. Dog parks
- 7. Park with a lake (ie Freedom Park)



Transportation

*I-4*85

- 1. Upcoming access to I-485 (2)
- 2. Afraid of being too close to I-485
- 3. I-485 in backyard with no sound barrier; Construction starts at 5:00-6:00 daily (9)
- 4. How I-485 will disrupt the tranquility of the neighborhood (where the entrance/exit 485 will be)
- 5. Our piece of 485 will be the last to be completed (8)

Traffic

- 1. Too much traffic along I-77 from Exit 36 to Exit 18. This stretch needs to be widened to 3 lanes (3)
- 2. Increased traffic (15)
- 3. Traffic very hard to get out of neighborhood (Forest Acres) onto WT Harris
- 4. Traffic along WT Harris Boulevard (between Mall and Mt. Holly-Huntersville) has increased, road is curvy, and lack of street lights makes it difficult to see at night
- Potential traffic
- 6. Length of time it takes to exit Braemar subdivision due to increased traffic (2)
- 7. Too many farm to market roads which have become congested (2)
- 8. Lack of planning/forethought about area infrastructure and the Northlake Mall. The mall exit from I-77 and Harris Blvd will become congested during the holiday season
- Statesville Road can not support traffic of developing commercial businesses and mall traffic
 (2)
- 10. Old Statesville Road is also carrying a heavy load of rush hour traffic.
- 11. Industrial traffic from Twin Lakes Business Park uses Hwy 115 as an access to Metromont
- 12. Industrial Park and as a shortcut to WT Harris to avoid I-77 traffic (2)
- 13. It has become unsafe to exit from Davis Cox Rd. to cross Rt. 115 and continue onto Lakeview Rd. or to make a left hand turn going south on Rt. 115 to merge.
- 14. Grows without plans for roads to handle traffic (6)
- 15. Improved traffic patterns and roads (2)
- 16. Traffic on roads currently support the growth from area businesses

Road Facilities - Specific

- 1. Fear that existing roadways will not be able to handle increased traffic as Northlake Mall develops further and new commercial centers come on-line. Need to be able to quickly access I-485 and I-77 (6)
- 2. Hwy 115 is not a four lane road (2)
- 3. Reames Road not widened (3)
- 4. Road construction at entrance to Braemar subdivision
- 5. There is a very small stretch of Mt. Holly Huntersville Road (as you pull out of Holly Ridge) that is neither claimed by the Town of Huntersville or the City of Charlotte. (3)
- Speeding along Mt.Holly-Huntersville Road making it difficult to enter/exit Walden Ridge neighborhood
- 7. Mt. Holly-Huntersville between Harris Blvd and Statesville Rd is too narrow. (2)
- 8. Speeding along Reames Road
- 9. Intersection of Mt. Holly-Huntersville / Reames Road and Alexanderana Road
- Physically building up the 4300 block of Vance Road to a much higher level than the originally lay of the land. This has caused downward sloping driveways resulting in drainage problems occurring during heavy rainfalls (2)
- 11. Lack of visual barriers (landscaping) along Harris Boulevard west of I-77 (2)
- 12. Lack of street lights in the Gaitwood subdivision
- 13. Improvement to Beatties Ford Road; traffic is more than the two lane road can handle



- 14. Completion of Alexanderana traveling east across Statesville Road
- 15. Redesign of Hucks Road
- 16. Roads (WT Harris) need to be made safer
- 17. Change DOT plans so a left turn can be made out of Braemar subdivision once I-485 is completed
- 18. Widening Reames Road at least to Lakeview Rd before it's too late preferably all the way to Sunset.
- Keep Reese Furr Road a dead end street and reduce the number of houses to be constructed in the future Davis Acres subdivision
- 20. Noise barrier to prevent Harris Boulevard noise traffic being heard
- 21. Fix Harris Blvd at Treyburn ASAP

Road Facilities - General

- 1. Parked cars and trailers in travel lanes (overnight and throughout the day) (2)
- 2. Lengthy road and other construction projects
- 3. New road is too close to neighbor's property and it's too difficult to get out on Harris as traffic increases
- 4. (Stop) lights for no reason not on sensors vs. timers. A two way stop would be best at this time.
- 5. Increase of developments pouring out traffic without any improvements from the developers
- 6. Pass state law preventing DOT construction vehicles from operating on Code Orange Days No more signs all over the roadways
- 7. Better roads
- 8. Improve roads to meet development before it gets over built

Traffic Operations

- 1. One point of access into/out of Walden Ridge neighborhood
- 2. Mt. Holly-Huntersville Road/Alexanderana Road detour (2)
- 3. Lack of synchronization of the lights at the mall and along Harris Blvd. after crossing I-77
- 4. Lack of stop lights along Mt. Holly-Huntersville Road
- 5. Lack of turn lanes at Mt. Holly-Huntersville and Hambright
- 6. No (stop) light out of our community (Wedgewood North) (2)
- 7. Lack of street lighting along Alexanderana, WT Harris and Mt. Holly-Huntersville Road (10)
- 8. Misleading directional signs to I-77 (ALT). (2)
- 9. The stop light at Reames Rd and Harris is very slow to turn green
- 10. Speed humps in the Lakeview Village subdivision
- 11. Traffic light at the entrance of the Braemar (at Treyburn) subdivision and speed humps through subdivision
- 12. Correct unsafe LT on Mt. Holly-Huntersville
- 13. Make entrances and exits to and from the future Davis Acres subdivision limited to Reames
- 14. Road and Betties Ford Road with no access to Davis Acres through Lakeview Village
- 15. Installation of traffic lights with turn signals at Lakeview Road and Reames Road; Lakeview
- 16. Road and Statesville Road; and, Lakeview Road and Beatties Ford Road
- 17. Multiple entrances in to Wedgewood neighborhood

Transit

- 1. Too car dependent
- 2. Lack of CATS bus route on Mt. Holly-Huntersville Road and along WT Harris and mall (11)
- 3. Lack of bus stops near subdivisions along Mt. Holly-Huntersville Road (need one near Pecan Ridge)
- 4. Bus stop close to entrance of Gaitwood neighborhood



- 5. Light rail
- 6. Better public transportation

Pedestrian/Bicycle Facilities

- 1. Lack of sidewalks and bike paths to connect homes, commercial development, businesses, etc. (5)
- 2. Not enough sidewalks in Wedgewood.
- 3. More trees pedestrian/bike friendly on Harris near mall between Reames and Mt. Holly Huntersville Road
- 4. Sidewalks on major roads (Mt. Holly Huntersville Road and Harris)
- 5. More paths and sidewalks for bikes and pedestrians
- More access to pedestrians, more parks, better street lighting and landscaping, Wider roads and more schools
- 7. Lack of sidewalks (1 mile to mall can not walk) (20)

Other

Housing Prices/Property Values

- 1. Affordable housing prices
- 2. Neighborhood still holds value
- 3. Property values have increased in the Gaitwood neighborhood
- 4. I was able to afford new house for less per square foot than where I previously lived
- 5. Lack of existing or future high-end housing in area (3)
- 6. Neighborhood (Holly Ridge) is faced with a combination of low interest rates and a builder that felt it spent way too much on the neighborhood. Home prices plummeted with very lucrative incentives and people who can't afford mortgages moved in. Foreclosures and crime increased
- 7. Now within City limits, resulting in higher taxes and drop in property values
- 8. Limited housing choices between \$250,000 and \$400,000
- 9. For sale properties everywhere
- 10. New developments at a low price point; we need more \$300,000 and above price point in area and more elite shops
- 11. Property market value lagging surrounding/comparable communities
- 12. Smaller, more affordable houses (developers seem to be constructing 2-story homes)
- 13. Increase in property values
- 14. Zoning that would force higher priced homes to help get property values moving in an upward direction
- 15. Property values to increase
- 16. Higher housing values
- 17. No more under \$300,000 developments built; want to transform area to a more elite, higher price point area
- 18. Not a lot of homes in Walden Ridge neighborhood less than \$200,000
- 19. Property values and lack of neighborhood amenities

Atmosphere

- 1. The people who have made this area special for over 100 years (2)
- 2. Quiet (9)
- 3. Relatively guiet and safe (2)
- 4. People, lot sizes, and proximity to interstates and airport
- 5. Quiet, clean, and nice neighbors (5)
- 6. Private feeling
- 7. Good neighborhood



- 8. Illusion of living out in the country yet so very close to shopping, restaurants, interstates, and church
- 9. "Family-oriented" atmosphere with cul-de-sacs on some streets
- 10. Location and diversity (2)
- 11. Like (my) single-story duplex in a mixed community. There are families with small children to senior citizens living here from all backgrounds in the complex
- 12. Not commercialized
- 13. Lack of younger people in Northlake area
- 14. Noise level
- 15. The once quite and peaceful community has been turned into a noise-bearing environment where you can hear construction and traffic noise any time of day and night
- 16. Lack of amenities throughout area
- 17. Location outside of immediate Charlotte area
- 18. Too many irresponsible, disrespectful people speed

Appearance

- 1. Homeowner's Association maintains landscaping
- 2. Community takes pride in their properties
- 3. Respect for property
- 4. Lack of upkeep of yards and fencing in residential neighborhood
- 5. Houses being half-way constructed.
- 6. Enforcement for some neighbors to have an understanding of land and home maintenance
- 7. Additional landscaping near entrance to Lakeview Village subdivision
- 8. Better maintenance of commercial properties in area (as promised)
- 9. Neighbors to keep yards up
- 10. Northlake Mall and 1-485 are turning area into a slum
- 11. Road construction has put cracks in our new dwelling
- 12. Would like Walden Ridge community gated, speed humps built, and a clubhouse constructed
- 13. Greenspace required as part of new construction approval process.

Size

- 1. Community is not too big and is safe
- 2. The community (Braemar at Treyburn) is small; can walk the whole neighborhood in about 30 minutes.
- 3. The amount of property (spacious lot) and location
- 4. Homes are spaced far apart

Growth

- 1. Northlake community is growing, offering new services/businesses but still remaining slightly rural (love that a horse farm is across street from my neighborhood and a mall is behind it)
- 2. Overcrowded schools (2)
- 3. It was an excellent residential area before annexation.
- 4. The development of homes (ownership vs. apartments renting)
- 5. A number of transient families moving into the area
- 6. Annexed by Charlotte, not Huntersville taxes are higher
- 7. Slow down growth so it stays guite and (will have) low crime
- 8. Slow down development (3)

Homeownership/Rental Property

- 1. Rental properties
- 2. Cheap Apartments



- 3. Restrict renters or enforce rules for upkeep and parking
- 4. No I-485 and no more renters in Northlake area only homeowners

Local Government

- Weak leadership on council and commission for the Northlake area
 City of Charlotte and Mecklenburg County should put more input into developing this booming part of the county
- 3. Enforce rules
- 4. Too much government