



## Part III

# *Appendix*

# Part II Appendix

All appendix maps are found at the end of the document.

## Existing Conditions Report

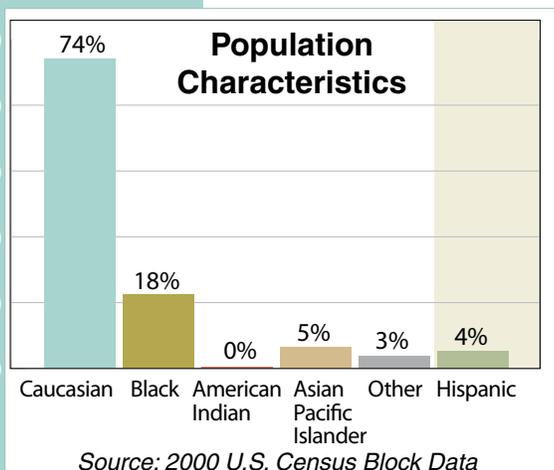
A thorough review and understanding of existing conditions – physical, economic and social – was needed to identify the opportunities and constraints facing the plan area, and to develop the plan vision, goals and policies. The following discussion highlights those existing conditions, trends and forecasts most relevant for the plan area.

### Introduction

The Steele Creek plan area is comprised of approximately 27,000 acres located in the southwestern portion of Mecklenburg County. The area is home to a large amount of industrial development. In recent years, it has experienced significant growth that includes residential, office, retail and mixed use development. However, several large tracts of undeveloped land still remain.

Identifying landmarks in the community include Ayrley Town Center, Whitehall Technology Park, RiverGate, Carowinds Amusement Park, Westinghouse Boulevard Industrial Center, Siemens Power Generation Plant, McDowell Nature Center and Preserve and Olympic High School. Established single family residential neighborhoods in the area include The Crossings, The Palisades, The Sanctuary, Whitehall and Yorkshire. The Berewick Mixed Use Development is located just outside the plan area.

A large portion of the plan area falls in a Wedge, two areas are within Mixed Use Activity Centers and two areas are located within Industrial Centers per the *Centers, Corridors and Wedges Growth Framework*.



## Demographic Profile

### Population

According to US Census data, 19,166 people resided in the plan area in 2000. Based on the *County Metrolina Regional Travel Demand Model* estimates, the population in the plan area almost doubled from 2000 to 2008, reaching 35,330.

- 33 percent were between the ages of 0 and 19
- 35 percent were between the ages of 20 and 39
- 25 percent were between the ages of 40 and 59
- 7 percent were age 60 and older

## Income and Housing Values

The median household income in the plan area was \$61,607, according to 2000 US Census data. This is well above the median household income for Mecklenburg County of \$50,579.

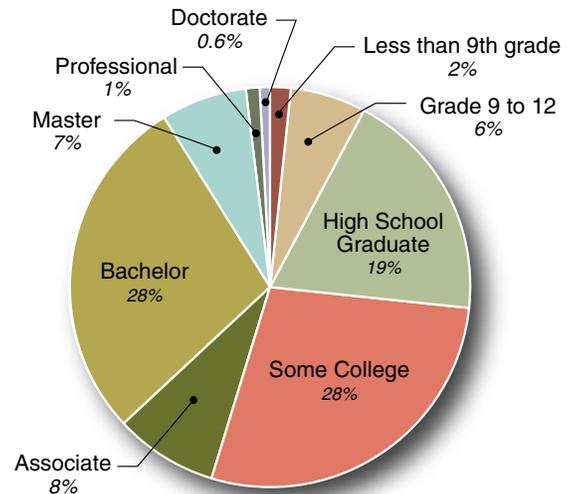
The median home value was \$144,846; slightly above the median home value for the County which was \$141,800.

## Households

The average household size was 2.57, and the total number of households was 7,416. The majority of the homes were owner occupied (83 percent).

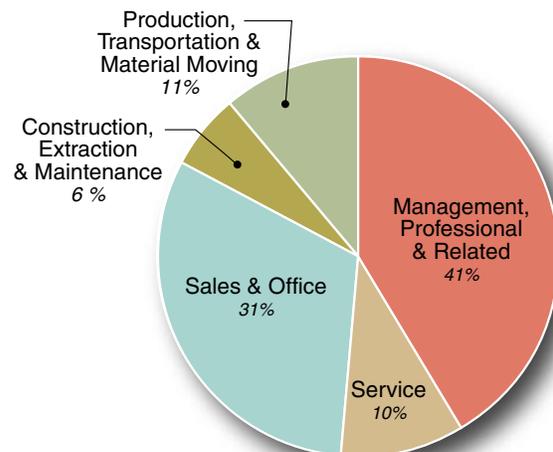
Household Characteristics			
<b>Housing Units</b>	<b>Households</b>	<b>HH* Population</b>	
7,860	7,416	19,059	
<b>Owner Household</b>		<b>Renter Household</b>	
6,152	83%	1,264	17%
<b>One Person HH*</b>	<b>Family HH* with Children</b>	<b>Average HH Size</b>	
1,544	2,219	2.57	
<b>Median HH* Value</b>		<b>Median HH* Income</b>	
\$144,846		\$61,607	
County HH* Value		County Median HH* Income	
\$141,800		\$50,579	
Source: 2000 U.S. Census Data		*HH - Household	

## Educational Level



Source: 2000 U.S. Census Block Group Data

## Employment Industry



Source: 2000 U.S. Census Block Group Data

## Education and Employment

The majority of the working population (age 25+) in this area has some college education.

- 45 percent have an associate / bachelors or higher degree education,
- 28 percent have at least some college education.

Education levels are reflected in the type of jobs held by the residents.

- 41 percent of jobs are in the management professional category,
- 31 percent of jobs were are in sales and office category.

Major employers in the area are shown below:

Major Employers	
International Paper Company	5700
Continental Tire North America	2100
Arrowpoint Capital Corporation	2000
TJ Maxx Distribution Center	1050
Siemens Power Generation	799
Frito-Lay Inc	630
Celgard LLC	350
Chicago Pneumatic Tool Company	340
ADESA Charlotte	300
Source: 2000 U.S. Census Data	

## Building Permits

Recent building permit activity for the plan area is shown in the tables and on **Map 6, Development History** and **Map 7, Building Permit Activity**. Permits for both single family detached and attached housing units peaked in 2006. The number of permits for attached units increased significantly in 2006. There has been a substantial decline in permitting activity since 2008.

Residential Building Permits			
Year	Single Family Detached	All Attached Units	TOTAL
2000	484	635	1,119
2001	608	284	892
2002	689	140	829
2003	565	308	873
2004	466	99	565
2005	717	189	906
2006	895	1,440	2,335
2007	556	671	1,227
2008	343	707	1,050
2009	246	140	386
Aug 2010	155	91	246
<b>TOTAL</b>	<b>5,724</b>	<b>4,737</b>	<b>10,461</b>

*Source: Mecklenburg County Building Permit Data, August 2010*

Non-Residential Building Permits (Square Footages)	
2000	267,431
2001	696,130
2002	360,304
2003	408,652
2004	1,089,216
2005	1,871,366
2006	1,597,783
2007	1,897,865
2008	680,970
2009	93,495
Aug 2010	403,393
<b>TOTAL</b>	<b>9,366,605</b>

*Source: Mecklenburg County Building Permit Data, August 2010*

## Key Opportunities and Constraints

Listed below are Opportunities and Constraints identified during the public planning process.

### OPPORTUNITIES

### CONSTRAINTS

Land Use	Land Use
<ul style="list-style-type: none"> <li>• Preserve and protect neighborhoods</li> <li>• Convenience of activity centers for shopping, restaurants, entertainment and employment (RiverGate and Whitehall)</li> <li>• Preserve some agricultural areas</li> <li>• Limit expansion of industrial uses</li> </ul>	<ul style="list-style-type: none"> <li>• Industrial impacts on the natural environment and transportation</li> </ul>
Community Design	Community Design
<ul style="list-style-type: none"> <li>• High quality and diverse housing stock</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of rural character</li> </ul>
Transportation	Transportation
<ul style="list-style-type: none"> <li>• Accessibility to Catawba River, greenways and parks</li> <li>• Access to interstates, Center City and South Carolina</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of road improvements</li> <li>• Traffic congestion</li> <li>• Few transportation options</li> </ul>
Public Facilities	Public Facilities
<ul style="list-style-type: none"> <li>• Availability of greenways and parks</li> </ul>	<ul style="list-style-type: none"> <li>• Relocation of police station to more centralized location</li> <li>• Need for more schools</li> <li>• Lack of post offices/libraries</li> </ul>
Natural Environment	Natural Environment
<ul style="list-style-type: none"> <li>• Protection/preservation of open space, trees and watershed</li> <li>• Preservation of historical sites</li> </ul>	<ul style="list-style-type: none"> <li>• Loss of natural features</li> <li>• Catawba River pollution</li> <li>• Poor air quality</li> </ul>

## Existing Land Use

The Steele Creek plan area is comprised of approximately 26,767 acres. As shown in the table below and illustrated on **Map 8, Existing Land Use**, the largest categories of existing land uses are vacant (27 percent), and single family detached (20 percent). Based upon approved rezonings, there are approved plans for 29 percent of the now vacant land (approximately 2096 acres) .

Industrial and warehouse/distribution accounts for 6 percent of development. The Westinghouse Industrial Center is located along both sides of Westinghouse Boulevard generally between I-77 and Shopton Road West. This is the largest industrial core in the Carolinas with over 20 million square feet of industrial development. A small portion of the Shopton Road Industrial Center is located on the western boundary of the plan area.

Major industrial businesses in the area include Siemens; this company recently announced plans to add 600 jobs. Others are International Paper Company, Continental Tire North America, Arrowood Capital Corporation, TJ Maxx Distribution Center, Sprint, Time Warner Cable and Frito-Lay. Major industrial parks include Arrowood Southern Industrial Park, Moody Lakes and Whitehall.

Existing Land Use	Acreage	% of Total
Agriculture	1,582.32	6%
Industrial	1,500.64	6%
Institutional	501.46	2%
Mixed	11.60	0.04%
Multi-Family	550.98	2%
Office	450.26	2%
Open Space	2,230.22	8%
Retail	548.47	2%
Single Family - Attached	6.56	0.02%
Single Family - Detached	5,426.43	20%
Transportation	83.56	0.31%
Utility	47.37	0.18%
Vacant	7,258.22	27%*
Warehouse/Distribution	2,278.43	9%
Water	1,987.21	7%
Right of Way	2,303.41	9%
<b>Total</b>	<b>26,767.13</b>	<b>100%</b>

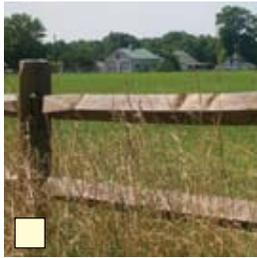
Source: Charlotte Mecklenburg Planning, September 22, 2010

**Note:** The land use acreage figures are calculated by parcel and do not include rights-of-way. As a result, the total acreage figures will not always match the total acreage figure for the plan area which does include rights-of-way as part of that calculation.

\* Approximately 29% of the vacant land, or 2096 acres, has an approved development plan.

## Existing Land Use Categories

Major land use categories are Vacant (27 percent), Single family residential (20 percent), Industrial and Warehouse/Distribution (17 percent), and Open Space (8 percent).



Agriculture

1,582.32 acres  
6% of total acres



Industrial

1,500.64 acres  
6% of total acres



Institutional

501.46 acres  
2% of total acres



Mixed

11.60 acres  
0.04% of total acres



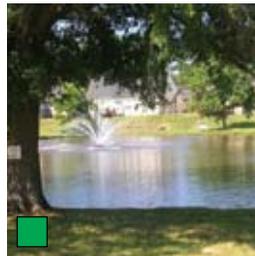
Multi-Family

550.98 acres  
2% of total acres



Office

450.26 acres  
2% of total acres



Open Space

2,230.22 acres  
8% of total acres



Retail

548.47 acres  
2% of total acres



Single Family - Attached

6.56 acres  
0.02% of total acres



Single Family - Detached

5,426.43 acres  
20% of total acres



Transportation

83.56 acres  
0.31% of total acres



Utility

47.37 acres  
0.18% of total acres



Vacant

7,258.22 acres  
27% of total acres



Warehouse/Distribution

2,278.43 acres  
9% of total acres



Water

1,987.21 acres  
7% of total acres



Right-of-Way

2,303.41 acres  
9% of total acres

**TOTAL ACRES 26,767.13**

Source: Charlotte-Mecklenburg Planning Department, 09/21/2010

**Note:** The land use acreage figures are calculated by parcel and do not include rights-of-way. As a result, the total acreage figures will not always match the total acreage figure for the plan area which does include rights-of-way as part of that calculation.

The Steele Creek plan area encompasses a wide variety of housing, commercial and industrial development styles, both old and new. A portion of the plan area is heavily developed, while other areas are more rural. Much of Steele Creek is and will continue to be auto-oriented, although several larger mixed use centers have emerged that are more pedestrian friendly. No cohesive development or design type exists in the plan area; however, there are pockets of development with similar features and materials. The information below summarizes the different land use types within the plan area boundary.

## Residential

With its proximity to Lake Wylie, the Steele Creek area has experienced significant growth in the last ten years. A number of subdivisions have been developed in recent years. Some are large lot subdivisions while others are similar to suburban residential development in the greater Charlotte region.

## Industrial and Office

Industrial and larger office uses in the plan area are primarily located near interchanges along Interstates 485 and 77. Several large industrial parks exist in the plan area, providing numerous employment opportunities. The majority of these facilities emerged in the last twenty years and are generally well built and utilitarian in design with masonry or metal construction.



*Large lot, custom residential homes in The Sanctuary cater to a different demographic than much of the plan area.*



*The largest industrial center in the Carolinas is located in the plan area.*



*Office uses within the plan area provide regional employment opportunities.*

## Retail and Mixed Use

Commercial centers in the plan area vary from older, strip type shopping centers along major roads, to more nodal, mixed use centers concentrated around major intersections. The Whitehall Technology Park, located along Interstate 485 between Brown Grier Road and South Tryon Street, is a recently constructed complex that incorporates a mix of multi-family, office, retail and light industrial land uses. Typical design features include masonry and glass materials with varied heights and massing. The Whitehall Technology Park and retail uses in the South Tryon Street and Arrowood Road area serves the needs of Steele Creek residents, area employees, and the larger region that surrounds the plan area.

Other large mixed use projects that have recently emerged in the plan area include the Aysley and RiverGate mixed use centers. Aysley, located at South Tryon Street and Interstate 485, provides townhomes, apartments, condominiums, offices and a number of retail and entertainment venues in a mixed use setting. The Aysley development is centered around a “main street” with several work-live units containing retailers on the ground level and living units above.

The RiverGate development is a more suburban style development located at Steele Creek Road and South Tryon Street, catering to the needs of the Steele Creek community as well as the communities of Fort Mill and Tega Cay, SC. Large retailers in-

clude one of only a few Super Targets in the region, Home Depot, PetSmart and Best Buy. A number of restaurants and shopping opportunities also exist in RiverGate, with a recent grocery center and apartment complex locating across South Tryon Street.

Smaller commercial strip shopping centers also exist within the Steele Creek plan area and typically consist of grocery centers and neighborhood services, with not much interconnectivity. These commercial centers were generally built in the 1970's and 1980's and designed with the automobile in mind. Most centers are constructed of brick or other masonry materials, with large, surface parking lots, minimal landscaping and significant signage along the road. Despite their age, most of these centers are well-maintained and have active tenants that serve local neighborhood needs.

## Institutional and Open Space

A number of institutional uses exist in the plan area, including several religious institutions, schools, library, and Bartlett Tree Farm. Recently a library and middle school were constructed in the area. Open space land uses include McDowell Nature Center and Preserve, T.M. Winget Regional Park and greenways.



*Aysley Town Center provides mixed use development in the plan area with live-work units and ground level retail.*



*Wingate Elementary is one of many institutional uses within the plan area.*

## Steele Creek Multi-Tenant Retail Centers



### **York Crossing**

**Location:** Southeast corner of S Tryon St and Westinghouse Bv  
**Size:** 46,547 sf  
**Year Built:** 1986  
**Major Tenants:** Dollar General



### **Steele Creek Commons**

**Location:** Southwest corner of S Tryon St and Sandy Porter Rd  
**Size:** 56,756 sf  
**Year Built:** 1987  
**Major Tenants:** Food Lion, Kerr Drugs



### **York Ridge**

**Location:** Northeast corner of S Tryon Street and Moss Road  
**Size:** 74,411 sf  
**Year Built:** 1999  
**Major Tenants:** Peak Fitness, Bank



### **Whitehall Commons**

**Location:** Northeast corner of S Tryon St and Arrowood Rd  
**Size:** 432,469 sf  
**Year Built:** 2000  
**Major Tenants:** Wal-Mart, Bi-Lo, Lowe's



### **Steelecroft**

**Location:** Northwest corner of S Tryon St and Steele Creek Rd  
**Size:** 79,227 sf  
**Year Built:** 2000  
**Major Tenants:** Harris Teeter



### **Steele Creek Crossing**

**Location:** Northeast corner of S Tryon St and Steele Creek Rd  
**Size:** 73,290 sf  
**Year Built:** 2000  
**Major Tenants:** Bi-Lo, Rite-Aid



### **Ayrslley Town Center**

**Location:** Northeast corner of S Tryon St and I-485  
**Size:** 304,551 sf  
**Year Built:** 2003  
**Major Tenants:** Movie Theater, YMCA, Restaurants



### **RiverGate**

**Location:** Southeast corner of S Tryon St & Steele Creek Rd  
**Size:** 550,000 sf  
**Year Built:** 2006  
**Major Tenants:** Target, Marshall's, Home Depot, Restaurants



### **Southpoint Village**

**Location:** Northeast corner of S Tryon St and John Price Rd  
**Size:** 32,000 sf  
**Year Built:** 2006  
**Major Tenants:** Aldi, Advance Auto, Tuesday Morning

## Zoning

As shown in the table below half of the plan area is zoned single family residential. The second largest zoning category in the plan area is industrial. The third largest is MX or mixed use. The purpose of the MX district is to allow for the development of planned communities that may incorporate a full range of housing types and in some instances, compatible nonresidential uses. These uses provide goods, services and employment opportunities primarily to meet the needs of residents in the immediately surrounding area. See **Map 10a, Existing Zoning** and **Map 10b, Current Zoning**. Link to current zoning at [www.charlotteplanning.org](http://www.charlotteplanning.org)

Existing Zoning		
Zoning	Acres	% of Total Area
Residential	13,082.07	55%
Single Family	12,168.66	51%
Multi-Family	913.41	4%
Office	150.65	1%
Retail	519.70	2%
Industrial	6,357.64	27%
Institutional	232.31	1%
Mixed Use	3,641.51	15%
<b>Total Acres</b>	<b>23,983.88</b>	<b>101%</b>

Source: Charlotte-Mecklenburg Planning Department, May 17, 2010

**Note:** The land use acreage figures are calculated by parcel and do not include rights-of-way. As a result, the total acreage figures will not always match the total acreage figure for the plan area which include rights-of-way as part of that calculation.

Some of the larger approved rezonings include The Palisades development, located on the southern side of York Road at the Catawba River. It is a large mixed use development with a mixture of housing types and overall density of three dwelling units per acre. The approved rezoning site plan also allows for neighborhood serving land uses.

The Sanctuary is a large area zoned for mixed use development located off the northerly side of Shop-ton Road West at the Catawba River. The approved site plan allows for single family homes only at an overall density of less than one dwelling unit per acre.

Ayrsley is a mixed use development located at South Tryon Street and I-485. In addition to the movie theater, office and retail development, there is a residential component with townhomes and apartments.

## Watershed Overlay Zoning

Because of its proximity to the Catawba River, a portion of the plan area is subject to the requirements of the Lower Lake Wylie Watershed Overlay Zoning District. These restrictions, supplementing the underlying zoning requirements, protect the public water supply. Because of the greater risk of water quality degradation from pollution, there are higher development standards in the Critical Area.

Development Standards for the Lower Lake Wylie Watershed Overlay			
Critical Area <i>(maximum impervious area)</i>		Protected Area <i>(maximum impervious area)</i>	
Residential	Non-Residential	Residential	Non-Residential
Low density option - 24%	Low density option - 24%	Low density option - 20%	Low density option - 20%
High density option - 70%	High density option - 70%	High density option - 50%	High density option - 50%

Source: City of Charlotte Zoning Ordinance

The table above summarizes the amount of impervious cover allowed in the watershed. The High Density Option allows for a greater development density if engineered controls (Structural BMP's) are used to manage stormwater runoff.

Land adjacent to Lake Wylie and extending approximately one-half mile inland lies in the Lower Lake Wylie Critical Area. The Protected Area extends approximately five miles from Lake Wylie inland. See graphic in table above. A more detailed discussion of the watershed can be found in the Natural Environment section of this chapter.

## Recent Rezoning

In addition to a rise in building permit activity, several rezoning cases have been approved that will significantly increase land use intensity in the years to come. These rezoning cases generally allow for mixed use development or a significant amount of office development. See **Map 11**, *Rezoning History (2000-2010)*. All rezoning cases may be viewed at [www.charlotteplanning.org](http://www.charlotteplanning.org)

### Rezoning Petitions Approved, 2000 – 2010

#	Rezoning Petition (Year-#)	Location	Zoning Change	Development Details
<b>2000</b>				
1	<b>2000-022</b>	Approx 64.8 acres located on the south side of York Rd, west of I-485	I-1 & I-2 to CC	Ayrsley - Master planned development with office, hotel retail, entertainment and residential uses
2	<b>2000-022(c)*</b>	Approx .68 acres located on the north side of York Rd, east of Shopton Rd West	R-3 to B-1	Unify zoning of total parcel under B-1 classification
3	<b>2000-057</b>	Approx 26.25 acres located on the south side of York Rd west of Moss Rd	R-3 to R-12MF	Allow up to 12 dwelling units per acre (dua)
4	<b>2000-066</b>	Properties located within one mile of the City limits	Zoning remains the same	Transfer zoning authority from County to City.
5	<b>2000-087</b>	Approx 26.1 acres located on the south side of Shopton Rd east of Sandy Porter Rd and west of Pleasant Way Ln	R-3 to I-1	None
6	<b>2000-121</b>	Approx 1.1 acres on the southwest corner of Shopton Road and Nations Ford, north of Westinghouse Blvd	I-2 to I-1	None
7	<b>2000-142</b>	Approx 7.12 acres located west of York Rd, north of the proposed Arrowood Rd	O-15(CD) to O-1	None
8	<b>2000-143</b>	Approx 4.63 acres on the north side of Arrowood Rd between Sandy Porter Rd and I-485	R-3 and O-2 to O-1(CD) and B-1(CD)	130 room hotel and 25,000 sf retail
9	<b>2000-146</b>	Approx 129.25 acres on the southwest corner of the intersection on I-485 and S Tryon St	I-1, I-2 & CC to CC, CC SPA & MUDD (CD)	Ayrsley - Allow a mix of uses including 1,260,000 sf of office, 277,500 sf of retail, 65,000 sf for a theatre, 425-room hotel, and 1,605 residential units
10	<b>2000-147</b>	Approx 7.3 acres on the southwest corner of Arrowood Rd and Whitehall Park Dr	R-17MF(CD) to B-1(CD)	Sit-down restaurant and/or day care facility
11	<b>2000-163</b>	Approx 31 acres located east of Winget Rd and Autumn Blaze Dr, north of Neely Rd	I-2 to R-4(CD)	116 single family units at 4 dua
<b>2001</b>				
12	<b>2001-004</b>	Approx 21.7 acres on the south side of S Tryon St, between Moss and Erwin rds	R-3 to R-8(CD)	Allow for 172 duplex, triplex, and quadruplex dwellings, with a maximum density of 8 dua
13	<b>2001-016(c)*</b>	Approx. 1,500 acres located on the south side of York Rd, bisected by Youngblood Rd and north of Bankhead Rd	R-3 and R-5 to MX-3 and CC	Palisades - 300 single family homes, 660 multi-family homes, 128 town-homes, 200,000 sf retail, 100,000 sf office

14	<b>2001-060</b>	Approx 11 acres located on the southeast corner of I-485 and Sandy Porter Rd, north of Brown-Grier Rd	R-3 to O-1(CD)	All office uses except hotels and motels
15	<b>2001-066</b>	Approx 20 acres located on the north side of York Rd, east of Steele Creek Rd	R-3 to R-12MF(CD)	Multi-family residential
16	<b>2001-069</b>	Approx. 3.1 acres on located on the west of Steele Creek Rd, north of York Rd	R-3 to Inst	Branch library facility
17	<b>2001-132</b>	Approx 84.95 acres located east of S Tryon St north and south of Cambridge Beltway Dr	I-1 & CC to MUDD-O	Ayrsley – allow three detached signs
<b>2002</b>				
18	<b>2002-005</b>	Approx 49 acres located on the southeast corner of Shopton Rd and Steele Creek Rd, west of Gable Rd	R-3 and B-1 to I-1(CD)	500,000 sf of office/flex space, a 200-room hotel and 47,000 sf of retail and restaurant space
19	<b>2002-007</b>	Approx 27 acres between Whitehall Park Dr and I-485, south of Brown-Grier Rd	O-2 (CD) & I-1(CD) to O-2(CD)	Allow up to 585,000 sf of any uses permitted in O-2
20	<b>2002-044(c)*</b>	Approx. 1,500 acres located on the south side of York Rd at Youngblood Rd north of Bankhead Rd	R-4 (County) to R-4 (City)	Transfer zoning authority from County to City and establish initial City zoning
21	<b>2002-102</b>	Approx 23.2 acres located south of Westinghouse Bv west of S Tryon St	R-MH to I-1	None
22	<b>2002-117</b>	Approx 14.5 acres located on the northeast corner of York and Erwin rds	R-3 to R-8MF(CD)	Allow childcare center and townhomes with a maximum density of 8 dua
<b>2003</b>				
23	<b>2003-014</b>	Approx 3.84 acres located on the north side of Township Rd, west of S Tryon St	R-17MF to O-1(CD)	Six single story office condos for a total of 36,000 sf
24	<b>2003-024</b>	Approx. 1,828 acres located on the east and west sides of Shop-ton Rd W, north of Woody Point Rd and the north and south sides of Island Point and Girl Scout r	R-12PUD, R-5, B-1(CD), B-1SCD (LLW/CA, LLW/PA) to MX-1 (Innovative) LLW/CA, LLW/PA	The Sanctuary - Allow 740 single family homes, 30.8 acres active amenity open space, 271.8 acres common open space
25	<b>2003-026</b>	Approx 4 acres located on the north side of York Rd, east of Moss Rd	R-17MF to O-1(CD)	Allow up to 35,000 sf of office uses
<b>2004</b>				
26	<b>2004-002</b>	Approx 3.1 acres located at intersection of Youngblood Rd and York Rd	B-2(CD) to R-3	None
27	<b>2004-043</b>	Approx 23.6 acres located East of S Tryon St, North of Westinghouse Bv	I-1 to MUDD-(CD) & MUDD-O	Ayrsley - Allow mix of residential, office and limited retail uses.
28	<b>2004-044</b>	Approx 2.27 acres located between Sandy Porter Rd and I-485, southeast of Williams Glen Rd	R-3 to O-1(CD)	Allow office development and a duel pole stealth tower.

29	<b>2004-064</b>	Approx 86 acres located south-east of the intersection between York Rd and Steele Creek Rd	R-3, R-3(CD), R-17MF(CD), CC to CC and CC SPA	Allow 600,000 sf of retail or office uses
30	<b>2004-132</b>	Approx 5.06 acres located on the east side of John Price Rd, north of S Tryon Rd	CC Site Plan Amendment	Allow an additional 6,500 sf office building and a 12,000 sf retail building
31	<b>2004-147</b>	Approx 11.8 acres located on the south side of S Tryon St across from Erwin Rd	R-3 & R-8(CD) to R-12MF(CD)	Allow 99 town homes
32	<b>2004-150</b>	Approx 1.96 acres located on the northeast corner of S Tryon St and Erwin Rd	R-8MF(CD) to INST(CD)	Palisades - Daycare - decrease the number of children allowed from 225 to 190 and increase the building size from 10,000 sf to 12,000 sf
<b>2005</b>				
33	<b>2005-040</b>	Approx 3.62 acres located on the east side of Shopton Rd, south of Pleasant Way Lane	R-3 to O-1(CD)	Allow general office uses in an existing 1,840 square foot historic structure with a future building not to exceed 3,500 sf
34	<b>2005-046</b>	Approx 8.083 acres located on the east side of Nations Ford Rd, south of I-485	I-1 to I-2(CD)	All uses permitted in I-2, except junk yards
35	<b>2005-050</b>	Approx 50 acres located on the south side of Westinghouse Bv, west of Fruehauf Dr	I-2 to I-1	None
36	<b>2005-058</b>	Approx. 2.722 acres located on the north side of York Rd, west of Steele Creek Rd	R-17MF(CD) to O-1(CD)	Up to 30,000 sf of medical and general offices
37	<b>2005-073</b>	Approx 3.13 acres located on the southeast corner of S Tryon St and Moss Rd	I-1(CD) to O-1(CD)	Allow 39,000 sf of office. Reduce setbacks and provide access from Moss Rd
38	<b>2005-118</b>	Approx 10.5 acres located south-east of the intersection of Nations Ford Rd and Westinghouse Bv	I-1 & I-2 to I-2(CD)	Provide consistent zoning for the entire parcel
39	<b>2005-122</b>	Approx .0912 acres located north of the intersection of Sandy Porter Rd and S Tryon St	R-17MF to NS	Allow 12,000 sf retail / service uses
40	<b>2005-130</b>	Approx. 16.3 acres located southwest of intersection of York and Steele Creek rds	R-3 to O-2(CD)	Up to 225,000 sf of medical and general offices
41	<b>2005-135</b>	Approx. 101.6 acres located southeast of the intersection of Hamilton and Youngblood rds	R-3 and O-1 to RE-1(CD)	Expansion of a research laboratory and farm relating to cultivation, study and testing of trees and plants
42	<b>2005-149</b>	Approx. 43.3 acres located northwest of intersection of York and Steele Creek rds	R-5(CD), R-17MF(CD) and CC to R-17MF(CD) SPA and CC SPA	Allow 608 multi-family units at 14 du/a
43	<b>2005-153</b>	Approx 115 acres located south of the intersection of I-485 and S Tryon St	MUDD-O & MUDD(CD) to MUDD-O & MUUD-O SPA	Ayrsley - This request does not propose to increase development rights but add optional provisions to site plan

2006				
44	<b>2006-005</b>	Approx 18.7 acres is located on the east side of Sandy Porter Rd and south of West Arrowood Rd	R-3 and B-1(CD) to O-2(CD), B-1(CD), B-1(CD) SPA,	Shopping center/ office complex with 225,000 sf. A maximum of 70,000 sf will be devoted to retail uses
45	<b>2006-014</b>	Approx 8.254 acres located east of Sandy Porter Rd and/or of West Arrowood Rd	R-3, O-1(CD), B-1(CD) to O-1(CD) SPA, B-1(CD) and B-1(CD) SPA	Shopping center with up to 75,000 sf of retail, 130 room hotel/motel and office uses
46	<b>2006-023</b>	Approx 2.13 acres located east of Steele Creek Rd and north of York Rd.	CC to CC SPA	Amend CC conditional plan to allow an additional outparcel for a 12,900 square foot Goodwill store.
47	<b>2006-044</b>	Approx. 8.23 acres located west of Steele creek Rd and north of York Rd	CC to CC SPA	Site plan amendment to all 30,000 sf of retail and 40,000 sf of office, representing increase of 10,850 sf of office and 15,345 sf of retail
48	<b>2006-061</b>	Approx. 19.16 acres located north of York Rd, west of Greybriar Forest Ln	R-3 to R-8MF(CD)	130 for-sale townhomes at 6.8 dua
49	<b>2006-078</b>	Approx. 304.8 acres west of Steele Creek Rd, between Dixie River Rd and Shopton Rd W	R-3, MX-1, CC, BP to CC, CC SPA, BP SPA, MX-1, O-2(CD)	Parcel A: 910 residential units, 250,000 sf retail, 300,000 sf office; Parcel B: 250 single family lots, church or 94 townhomes at 12 dua; Parcel C: 375,000 sq of business park uses Parcel D: 50,000 sf of office uses or 150-room hotel; Parcel E: 120 townhomes; Parcel F: up to five outparcels
50	<b>2006-080</b>	Approx 4.7 acres located on the east side of Steele Creek Rd south of Huntington Meadow Ln	R-3 to INST(CD)	Fraternal lodge
51	<b>2006-085</b>	Approx 6.3 acres located on the southeast corner of Westinghouse Bv and Goodrich Dr	I-1 and I-2 to I-2(CD)	All I-2 uses, except junk yards with future expansion not to exceed 1.0 F.A.R.
52	<b>2006-142</b>	Approx 19.3 acres located on the south side of Choate Circle west of Moss Rd	INST(CD) to INST(CD) SPA	To add classroom and office space to an existing seminary regional campus
2007				
53	<b>2007-006</b>	Approx 2.83 acres located on the west side of Carowinds Bv south of S Tryon St	I-1 to NS	Allow 30,000 sf of retail and office uses
54	<b>2007-021</b>	Approx 87.35 acres located on Ayrslay Town Bv east of S Tryon St and west of I-485	MUDD-O to MUDD-O SPA	Ayrslay - amend site plan to allow options to the MUDD standards.
55	<b>2007-024</b>	Approx 3.72 acres located on the southwest corner of S Tryon St and Moss Rd	R-3 to NS	Allow up to 34,000 sf of office uses
56	<b>2007-025</b>	Approx 0.71 acres located on the northeast corner of S Tryon St and West Arrowood Rd	B-1SCD to B-1	None

57	<b>2007-084</b>	Approx 1.9 acres located on the south side of Shopton Rd east of Sandy Porter Rd	R-3 to I-1	None
58	<b>2007-096</b>	Approx 10.4 acres on the south side of Crosshaven Dr east of Snug Harbor Rd (Palisades)	MX-3 (LLWCA) & R-5 (LLWCA) to MX-1 (LLWCA)	Allows private streets to provide access to several existing lots on Lake Wiley
<b>2008</b>				
59	<b>2008-043</b>	Approx. 2.65 acres located on the south side of Westinghouse Bv between I-77 and Granite St	I-2 to I-1	None
60	<b>2008-051</b>	Approx 1.53 acres located on the northwest corner of S Tryon St and Steele Creek Rd.	CC SPA	Allow up to 10,000 sf retail
61	<b>2008-053</b>	Approx 60 acres located on the south side of West Arrowood Rd between I-485 and Whitehall Executive Center Dr	BP(CD) to MUDD-O	Allow 1,800,000 sf of office uses, 40,000 sf of retail, and 400 multi-family units at 57 du/a
62	<b>2008-076</b>	Approx. 2.78 acres located at the intersection of S Tryon St and Aysley Town Bv	MUDD-O to MUDD-O SPA	Allow one building mounted LED sign
63	<b>2008-089</b>	Approx 6.97 acres located on the east side of Continental Bv, south of Pioneer Ave	I-2 to I-1	None
64	<b>2008-090</b>	Approx 6.60 acres located on the southeast corner of West Arrowhead Rd and Sandy Porter Rd	O-2(CD) and B-1(CD) to O-2(CD) SPA and B-2(CD)	Moody Lake - 85,000 sf of B-2 uses, which include a hotel with up to 125 rooms, and 35,000 sf of office uses
65	<b>2008-111</b>	Approx. 7.80 acres located on the southwest corner of Brown-Grier Rd and Sandy Porter Rd	R-3 to Inst(CD) and R-8MF(CD)	Up to 19,500 sf child care center and 31 attached sf dwellings at 6.08 du/ac
<b>2009</b>				
66	<b>2009-002</b>	Approx 4.80 acres located on the south side of Erwin Rd between S Tryon St and Moss Rd	R-3 to I-1(CD)	Public utility use with the addition of a contractor's office
67	<b>2009-016</b>	Approx 3.24 acres on the northwest corner of the intersection of Steelecreek Pkwy and Steele Creek Rd	CC SPA	A 9,000 square foot retail tire store on a separate lot from the existing restaurant on the site
68	<b>2009-019</b>	Approx 16.30 acres located on the south side of S Tryon St between Steele Creek Rd and Wright's Ferry Rd	O-2(CD) SPA	A helistop (no basing, repair or fueling allowed) on the medical campus to support emergency transportation needs of patients
69	<b>2009-056</b>	Approx 2.89 acres at the corner of S Tryon St and Steelecreek Pkwy	O-1(CD) & CC to B-1(CD) & O-1(CD) SPA	Allow for office and retail development
<b>2010</b>				
There have been no rezoning petition approvals in 2010.				
* (c) indicates that the petition was under the County's jurisdiction at the time of approval Source: Charlotte-Mecklenburg Planning Department, 2010				

## Community Design

At present, the overall feel of the plan area is rural with activity nodes along the major transportation corridors. However, as new residential developments are constructed and roads are widened and straightened, rural is giving way to suburban. The area has been automobile-oriented. There are sidewalks in residential subdivisions but few along the major roads. The community, at present, lacks any consistent design elements that could knit the area together. The presence of the Catawba River also represents an obvious opportunity to build upon the natural resources present in the community.



The opportunity exists to preserve some of the area's rural character.

## Transportation

### The Street Network

The number of route choices available to pedestrians, bicyclists and motorists describes the adequacy of an area's street network. A dense, well-connected network offers greater route choice and more direct routes to destinations than does a less connected network. In addition a highly connected network provides greater overall system capacity than a less-connected network.

Route choices are measured by the number of lane-miles of streets, number of intersections (nodes), number of blocks (links), and the connectivity index. A lane-mile is one mile of a single roadway lane. The more lane-miles of streets there are, the greater the overall traffic carrying capacity. The connectivity index quantifies how well a roadway network connects destinations and is calculated by dividing the number of roadway links by the number of roadway nodes. A connectivity index of 1.45 or more is desirable for transit station areas and in-town neighborhoods, while an index of 1.35 is recommended for other areas, including the Steele Creek plan area.

Land Use Accessibility		
	Population (% Population) in City of Charlotte	Population (% Population) in Steele Creek Area
<b>Total Population</b>	<b>756,085</b> (100%)	<b>35,000</b> (100%)
<b>Within ¼ mile of Shopping</b>	<b>399,848</b> (53%)	<b>11,918</b> (42%)
<b>Within ¼ mile of Schools</b>	<b>91,942</b> (12%)	<b>2,890</b> (10%)
<b>Within ¼ mile of Park</b>	<b>118,785</b> (16%)	<b>998</b> (3%)
<b>Within ¼ mile of a local transit route</b>	<b>431,200</b> (57%)	<b>11,565</b> (40%)

Source: Charlotte Department of Transportation, 2010

Key measures of the Steele Creek plan area data include:

Miles of streets:	<b>281</b>
Lane-mile of streets:	<b>585</b>
Connectivity Index:	<b>0.88</b>

Currently, the Steele Creek area receives low marks relating to land use accessibility relative to the city average, as shown in the *Land Use Accessibility Table*. If there continues to be a lack of both connectivity and the proximity of neighborhood-serving land uses as the Steele Creek area develops, it will likely result in severe traffic congestion.

# Street Classifications

## Streetscape and Typical Sections

The City of Charlotte has over 200 miles of narrow “farm-to-market roads” that serve as the primary routes for developing areas of the City. These roadways quickly become overburdened by traffic resulting in significant congestion and sometimes unsafe conditions. The *Transportation Action Plan* recommended additional funding to make improvements to farm-to-market roads located within Charlotte city limits.

The Steele Creek area includes 23 miles of farm-to-market roads that are identified in the *Transportation Action Plan* as needing improvements at an estimated cost of \$173 million (2010 dollars). Examples of needed improvements include new curb-and-gutter, new sidewalks, additional lane width, and turning lanes to improve traffic flow.



McKee Road



Shopton Road West



Shopton Road West



Sledge Road



Sledge Road



Sledge Road

## The Thoroughfare Plan

The *Mecklenburg-Union Thoroughfare Plan* is the adopted major roadway plan for Mecklenburg and Union counties and is used to assure that the most appropriate street system is developed to meet existing and future travel needs. See **Map 12, Adopted Future Transportation Network**. Streets are classified and designed according to their intended functions so that land use and traffic conflicts are minimized. The street classifications applicable to the Steele Creek Area Plan are as follows:

**Thoroughfares:** South Tryon Street (NC 49), York Road (NC 49), Steele Creek Road (NC 160), Westinghouse Boulevard, West Arrowood Road, Brown-Grier Road, Carowinds Boulevard, Sam Neely Road, and Winget Road are major thoroughfares serving the Steele Creek area. Major thoroughfares are designed or will be designed to accommodate large volumes of traffic at moderate speeds and provide access to major commercial, employment and residential land uses. Sandy Porter Road, Shopton Road, Shopton Road West, Zoar Road, Nations Ford Road, and Downs Road are minor thoroughfares that collect traffic from the local collector streets and carry it to the major thoroughfares.

Minor thoroughfares are designed to carry moderate traffic volumes at moderate speeds and provide access to residential, commercial and institutional land uses.

**Collectors & Locals:** Whitehall Park Drive, Ayrley Town Boulevard, Silver Crescent Drive, Pioneer Avenue, Continental Boulevard, Nevada Boulevard, Granite Street, John Price Road, Choate Circle, Moss Road, Erwin Road, Hamilton Road, Youngblood Road, Grand Palisades Parkway, Soldier Road, Sledge Road, and Rivergate Parkway are major collectors. Rock Island Road, Island Point Road, Bankhead Road, McKee Road, Thomas Road, Smith Road, Cedar Hill Drive, Red Hickory Lane, Ohara Drive, Gallant Lane, Griers Fork Drive, Stephendale Drive, Freshwell Road, General Drive, Wilmar Boulevard, Commerce Boulevard, Brookfield Street, Texland Boulevard, and Crompton Street are minor collectors. Collectors are designed to carry traffic between the thoroughfares and local streets at moderate volumes and speeds and providing access to adjacent land uses. The remaining roadways are local streets that carry low traffic volumes, have slow operating speeds and provide access to individual properties. Much of the local street network in this area is very disconnected.

## Level Of Service

**Level Of Service** (LOS) measures the quality of service provided by a transportation facility to its users. The City of Charlotte evaluates level of service for pedestrians, bicyclists and motorists and uses the results to help balance their competing needs when planning and designing streets. Levels of service range from A through F, with desirable levels of service based on the street typologies of the Urban Street Design Guidelines.

Pedestrian and bicycle level of service is rated according to the level of comfort and safety offered by the design features at signalized intersections, while motor vehicle level of service is based on motorist delays. Motor vehicle quality of service is also measured by the Volume to Capacity ratio (V/C), which describes an intersection's ability to process traffic within peak time periods. Values greater than .95 suggest an intersection is near its capacity during this time period and that motorists may experience substantial congestion.

## Pedestrian & Bicycle Facilities

**Pedestrian System:** Of the 113 miles of streets within the incorporated portion of the Steele Creek area (or 40 percent of total area streets), only 18 percent have sidewalks on both sides of the street, 13 percent have sidewalk on one side and 42 percent have no sidewalk at all. The pedestrian system is shown on **Map 13**, *Existing Pedestrian Facilities*.

Additionally, there are 32 signalized intersections in the area, none of which have an acceptable LOS for pedestrians. Improvements to intersections with unacceptable LOS for pedestrians could include a number of treatment options, such as reducing the crossing widths, providing sidewalks, adding pedestrian refuge islands, increasing crossing time and installing pedestrian signals.

Existing and any future intersections will need further review to make an accurate assessment of a recommended approach. As a number of the intersections are located within NCDOT roadways, staff will need to work with NCDOT to receive the necessary approvals for pedestrian related facilities. Control of access may be an issue in some locations.

**Bicycle System:** There are currently no designated roadway facilities for bicyclists in the Steele Creek area. However, new roads, road widenings, and farm-to-market road projects will likely include bicycle lanes. Otherwise, bicyclists must share travel lanes with motor vehicles using the area's street system.

There are currently 32 signalized intersections within the area, none of which have an acceptable LOS for cyclists. There are currently no bicycle lanes at any intersections. Bicycle LOS may be improved with restrictions on right turning movements, or by adding a bicycle lane to the left of an exclusive right turn lane, which alleviates the risk of a crash involving right turning motorists. Likewise, protected left turns would reduce the risk of a crash from a left turning motorist. These provisions could improve the intersection bicycle LOS.

The extremely long block lengths and lacking sidewalk system reinforce the need for bicycle connectivity. Interstates 77 and 485 in particular, as well

as creeks and railroads, serve as barriers to bicycle connectivity. Some strategies for improving connectivity include designing and constructing interstate crossings to facilitate bicycle use, avoiding the use of cul-de-sacs and other terminal streets and, providing a bicycle/pedestrian connections where terminal streets cannot be avoided. Another way to increase connectivity is to ensure that residential neighborhoods adjacent to commercial developments provide bicycle/pedestrian access to the commercial center.

## Motor Vehicle Network

The Steele Creek area is currently experiencing moderate to high levels of congestion on major roads in the area. Based on transportation analysis shown on See **Map 14**, *Vehicle Level of Service*, South Tryon Street, Carowinds Boulevard and Steele Creek Road are experiencing significant congestion during peak hours of the day. Additional transportation investments are needed to ensure that streets are constructed to keep pace with the area's growth. See **Map 5**, *Future Transportation Projects*.

**Motorist Level Of Service (LOS)** is measured via recent traffic counts. The City of Charlotte uses the resulting LOS measures to help balance roadway users' competing needs when planning, designing and constructing streets.

## Public Transportation

Charlotte Area Transit (CATS) offers public transportation service in and through the Steele Creek area with a combination of local and express buses. See **Map 15**, *Existing Transit Service*.

**Local Bus Service:** Since the 2007 opening of light-rail service in the South Corridor, CATS restructured area bus service to improve bus connections with light-rail stations. Currently, CATS provides bus service in the Steele Creek Area with three local bus routes. Route 44, "Fort Mill," is a limited service route connecting Wells Fargo offices in Fort Mill, South Carolina, with the Arrowood LYNX station via Nations Ford Road. Route 55, "Westinghouse," runs along Westinghouse Boulevard between the Sharon Road West station and the Steele Creek area. Route 56, "Arrowood," runs between the Arrowood LYNX station and Rivergate Shopping Center via CPCC-Harper Campus, Whitehall Commons Shopping Center, and South Tryon Street, with limited runs to Westinghouse industrial employers. Ridership for Route 56 was 397,722 in 2009, and 413,854 in 2010 ridership. This represents a 4.06 percent increase in ridership between 2009 and 2010.

**Express Bus Service:** Currently, CATS provides express bus service in the Steele Creek Area with one relatively new express bus route that CATS created following the opening of light-rail service in 2007. Route 41x, the Steele Creek Express, runs weekday mornings from Rivergate into Uptown via South Tryon Street and Interstate 77, and runs the reverse route weekday evenings. In 2009, ridership was 53,206 and in 2010 ridership was 53,402. This represents a .4 percent increase in ridership between 2009 and 2010.

## Infrastructure and Public Facilities

Public facilities, as shown on **Map 16, Public Facilities**, for the Steele Creek plan area are provided by both the City of Charlotte and Mecklenburg County. Some City services, such as Fire, serve only those areas within the Charlotte City limits. However, all City service providers plan for eventual service to all areas within Charlotte's Extraterritorial Jurisdiction (ETJ), which is the area that is expected to be annexed in the future. Approximately half, or 13,994.9 acres, of the total 26,767.1 acres in the Steele Creek plan area, are currently within the Charlotte City limits.

### Parks and Greenways

McDowell Nature Center and Preserve is located in the Lower Lake Wylie Watershed along the Catawba River. McDowell Nature Center serves as the gateway to the McDowell Nature Preserve. The Preserve is over 1,100 acres and is a source for educational programs and information on The Preserve's natural communities. It is the oldest preserve in Mecklenburg County and 90 percent is undeveloped. It is mostly forested, rolling terrain along the banks of Lake Wylie. Facilities include McDowell Campground, shelters and nearly seven miles of trails. It includes a significant portion of the preserved tree cover that exists in the plan area. This Park also has a nature center on location.

T.M. Winget Regional Park is 100+ acres and is located in the northern portion of the plan area. It provides ball fields and basketball courts.



*Copperhead Island provides the only public boat access to Lake Wylie in Mecklenburg County.*

The Steele Creek, Walker Branch, and Polk Ditch streams all have planned greenways adjacent to them. Also, a small section of the undeveloped portion of Coffey Creek Greenway enters the plan area in the east. An overland connector is planned along West Arrowood Road connecting it to the starting point of the Steele Creek Greenway. Walker Branch Greenway splits in three places eventually connecting with the northwest portion of McDowell Nature Center and Preserve. Existing and future overland connectors will be used to connect Walker Branch Greenway with the southern portion of McDowell Nature Center and Preserve and T.M. Winget Regional Park in the north. See **Map 16, Public Facilities**.

### Schools

The northern portion of the plan area is served by Winget Park Elementary, Steele Creek Elementary, Kennedy Middle and Olympic High Schools. The south is served by Lake Wylie Elementary, River Gate Elementary School and Southwest Middle School. Although outside the plan area, West Mecklenburg High School serves the most easterly portion of the plan area across I-77. All of these schools are currently overcrowded and the CMS Facilities Master Plan identifies an increasing need for all school levels in this area.



*Station 38 on Shopton Road West serves the growing residential and industrial development in the Westinghouse Blvd area.*

## Fire

Fire service for the plan area is provided by the Steele Creek Volunteer Fire Department (VFD) in the unincorporated area to the west and the Charlotte Fire Department (CFD) within the City limits. Steele Creek VFD stations 1 and 2 are located on Shopton and York Road, respectively. CFD Station 26 at Westinghouse Boulevard serves the east; Station 37 off of South Tryon Street serves the south; and Station 38 along Shopton Road West serves the north and has lake access. A fire station is planned in the area of Youngblood and McKee roads, if this area is annexed.

## Water and Sewer

Public water is available along most thoroughfares within the plan area with service extending to many residential developments and almost all existing commercial and industrial businesses. To improve system capacity and allow extension of water service further into this area, a large transmission main was constructed in 2010 from the Franklin Water Treatment Plant, southwest past the airport, and along Steele Creek Road to NC 49.

Sanitary sewer service is available to the majority of the plan area. The Steele Creek basin and adjacent basins shown in the plan area are served by the Steele Creek pump station. There are major pump stations in the study area that pumps sewer from lower elevations to the Steele Creek pump station. The sewer is treated at the McAlpine Waste Water Treatment plant.

## Libraries

The Steele Creek community is currently served by the Steele Creek Branch Library on Steele Creek Road. Branch libraries are typically meant to serve a limited population, but recent growth in the Steele Creek area has created more demand for these services. Land for a new Regional library has been acquired on Shopton Road in the northern portion of the plan area. When built, these two libraries should meet the service demands through 2025.

## Natural Environment

### Land Cover

Existing tree cover is primarily found on vacant parcels within the plan area; along the Catawba River and its tributaries; and within the underdeveloped southern portion of the plan area between the Catawba River and Shopton Road. A significant amount of tree canopy lies within the McDowell Park Nature Preserve. Preservation of the existing tree canopy helps to improve the area's water quality by reducing surface runoff. See **Map 18**, *Land Cover*.

### Topography

There are significant grade changes and steep slopes along the Catawba River. Floodplain exists along the Catawba River shoreline and along the streams of Steele Creek, Walker Branch, Polk Ditch and other smaller tributaries. The Steele Creek, Walker Branch, and Polk Ditch streams also have dedicated SWIM Buffers and planned greenways. Wetlands are scattered throughout the study area and along major streams and tributaries.

### Water Quality

The Steele Creek plan area lies within the Lower Lake Wylie and Steele Creek watersheds and a portion of Sugar Creek. The Lower Lake Wylie Watershed is protected (2,965 acres) with its most westerly portion classified as critical (9,143 acres). The Lower Lake Wylie and Sugar Creek watersheds do not meet standards outlined in the *Federal Clean Water Act* (1977) and are classified as impaired. However, the area meets Environmental Protection Agency (EPA) standards. Major stream, creek and river pollutants are phosphorus and sediment caused mostly by urban runoff. Groundwater contamination is limited to localized areas. The area has a history of hard water which is naturally occurring because of high mineral content.

### Air Quality

*National Air Quality Standards (NAAQS)* have been established by the EPA. The Mecklenburg County Air Quality (MCAQ) conducts monitoring for numerous air pollutants that threaten public health and welfare. Ozone and fine particulate matter (PM2.5) pollution are the current primary concerns for Mecklenburg County.

## Historic Resources

The Steele Creek area is an historically significant area with many historical features. The following Local Historic Landmarks are within the Steele Creek plan area:

### Steele Creek Area Plan Historic Landmarks

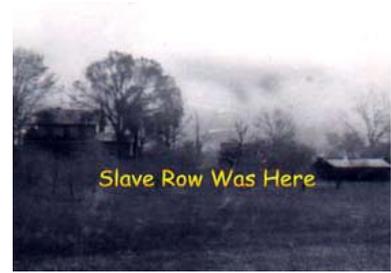
Source: Historic Landmarks Commission



**Cemetery at John Dinkins Farm**  
1798  
Architectural Style: NA  
Location: 10600 Nations Ford Road



**William Grier House**  
1828  
Architectural Style: Federal  
Location: Steele Creek Road at Shopton Road



**Neely Slave Cemetery**  
1830  
Architectural Style: NA  
Location: 13501 South Ridge Drive



**Robinson House**  
1850's  
Architectural Style: Vernacular  
Location: 8716 Steele Creek Road



**John Douglas House**  
1867  
Architectural Style: Greek Revival  
Location: Christie Lane



**James Coffey House**  
1886  
Architectural Style: I-House  
Location: 3300 Shopton Road



**Hayes-Byrum Store**  
1890  
Architectural Style: Vernacular  
Location: 8600 Steele Creek Road



**Hayes-Byrum House**  
1900  
Architectural Style: Vernacular  
Location: 8600 Steele Creek Road



**McClintock Rosenwald School**  
1922  
Architectural Style: Vernacular  
Location: 14008 Erwin Road





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