



MECKLENBURG COUNTY

Park and Recreation Department

MEMORANDUM

SENT ELECTRONICALLY THIS DATE

NO HARDCOPY TO FOLLOW

TO: Solomon Fortune, Associate Planner
Charlotte Mecklenburg Planning Commission

FROM: Joe Mangum, Greenway Planner
Greenway Planning & Development Division

DATE: July 18, 2007

RE: Rezoning Petition # 2007-113 (PID #s 073-254-01, 073-254-02, 073-254-03)

We encourage staff and the Planning Commission to consider these Mecklenburg County Park and Recreation Department (MCPR) comments on rezoning petition #2007-113. We suggest that these comments be incorporated into the Planning Commission staff review notes and written into the Pre-Hearing Staff Analysis to the fullest extent possible. These steps should ensure MCPR's notes are conveyed to and incorporated by the petitioner during plan revision.

The petitioner's property is located in the Central I Park District on W. Morehead St. and borders Irwin Creek to the southeast. The 1999 Mecklenburg County Greenway Master Plan identifies Irwin Creek as a future greenway corridor.

In most cases MCPR requests that the petitioner dedicate the FEMA floodplain or S.W.I.M. buffer to the County for floodplain protection and greenway development. However, this site presents challenges that make that request unrealistic. Irwin Creek emerges from its underpass beneath I-77 to the east of this site. The I-77 interchange at W. Morehead St. is not conducive to greenway development on this side of the property. The more feasible scenario is for a connection to the Wesley Heights Greenway north of W. Morehead St. via the railroad right-of-way that abuts the subject property. This is the best corridor for the greenway given the constraints of getting underneath and around I-77 and its interchange at W. Morehead St. Therefore, MCPR requests a dedication or easement of 20' along the western property line of this new development. The dedication shall be clearly labeled and illustrated on all future site plans, and shall include the acres to be dedicated.

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Feel free to contact me at (704) 353-1911 if you should have any further questions.

Copy to: James R. Garges, Director
Don Morgan, Division Director, Greenway Planning & Development
Julie Clark, Senior Greenway Planner, Greenway Planning & Development
W. Lee Jones, Division Director, Capital Planning
Nancy Brunnemer, Real Estate Program Manager, Real Estate Services
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