



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 # 2007-114 (PID #s 209-171-05, 209-171-06)

We encourage staff and the Planning Commission to consider these Mecklenburg County Park and Recreation Department (MCPR) comments on rezoning petition #2007-114. 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 South Park District on Carmel Road, and borders McMullen Creek to the west. The 1999 Mecklenburg County Greenway Master Plan identifies McMullen Creek as a future greenway corridor.

Within the development notes the petitioner identifies the "portion of McMullen Creek within the site and within 40 feet of the top of the bank." This is not sufficient to allow for future greenway development. MCPR requests that the petitioner dedicate the S.W.I.M. buffer to the County for floodplain protection and for the future McMullen Creek Greenway. 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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The petitioner also states “One secure/gated pedestrian access easement of 15 feet in width shall be provided between the greenway and the internal street system”. MCPR is generally not supportive of private access to the greenway. MCPR strongly encourages public access to the greenway, specifically, from a public road. MCPR recognizes that this proposed development is to be serviced by private roads. If the petitioner wishes to construct a private/gated pedestrian access, they must work with MCPR regarding the placement of the connector and any associated signage. The petitioner would be responsible for construction and maintenance of the private neighborhood connector.

Additionally, MCPR requests the payment of \$126,360 (1053 ft. at \$120/lineal foot) in lieu of construction of greenway on this property.

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
David Nelson, Park Planner, South Park Region, Capital Planning

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