



Charlotte Storm Water  
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## *Rezoning Petition Review*

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**To:** Keith MacVean, CMPC

**From:** Matthew Anderson / Doug Lozner / Jeff Hieronymus

**Date of Review:** November 9, 2007 (**Revised January 8, 2008**)

**Rezoning Petition #:** 08-17

**Existing Zoning:** MX-2 (LLWPA)  
**Proposed Zoning:** MX-2 (LLWPA) SPA

**Location of Property:** Approximately 59.22 acres located on the south side of Freedom Drive between Allenbrook Drive and Toddville Road.

**Downstream Complaints and analysis:** Downstream complaints consist of flooding and blockage. This site drains to a stream listed as impaired by the NC Division of Water Quality.

### **Recommendations**

**Concerning Storm Water:** **Please revise the labeled Watershed Buffer to clearly show a 100' Undisturbed Buffer on both sides of the stream throughout the length of the project. Please also remove any amenity from the rezoning plan such as a golf course which may disturb this zoning buffer. Please also remove language which is meant to interpret that this amenity area is allowed to exist in this buffer.**

### Watershed Buffer – Source: Lower Lake Wylie Watershed Overlay – Charlotte Code

This site is located in the Protected Area of the Lower Lake Wylie Overlay Districts. For projects with defined watersheds greater than 24% built-upon area a 100' undisturbed vegetated buffer is required along each side of perennial streams measured from the top of bank. The stream running through the site in this rezoning is a perennial stream and this project has an overall density of the site draining to this stream is greater than 24% built upon area therefore a 100' buffer measured from top of bank should be clearly shown and labeled on both sides of the stream throughout the length of the project.

The Par 3 golf course planned to linearly parallel the stream as shown on the rezoning plan would impact the undisturbed nature of this buffer significantly as well by 1.) removing vegetation along a significant length of the required buffer which could filter and infiltrate pollutants from storm water runoff before it enters the stream and by 2.) adding pollutants and nutrients (ie. fertilizer) to the stream from the golf course itself. Based on these storm water reasons we cannot support the petitioner showing this utilization in what would be a regularly required undisturbed buffer.

