



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: December 19, 2007

RE: Rezoning Petition # 2008-035 (PID #s 075-105-43; 075-105-30; 075-105-37;
079-044-02)

This is the first correspondence from Mecklenburg County Park and Recreation Department (MCPR) regarding rezoning petition #2008-035. 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 properties are located in the Central II Park District on Statesville Ave. and border a tributary of Irwin Creek. The 1999 Mecklenburg County Greenway Master Plan identifies Irwin Creek as a future greenway corridor. Additionally, the petitioner's properties are in close proximity to Anita Stroud Park, which is adjacent to Irwin Creek.

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. On the site plan dated 11/9/07, the petitioner has offered an easement encompassing the 35' SWIM buffer. MCPR is appreciative of this offer. However, this site presents challenges that require additional easements or dedications for a greenway to be constructed. MCPR requests an easement or dedication of the entire area of "Development Area 4" that is on the northern side of the proposed Woodward Avenue. This will provide additional area to route the greenway and also allow for a connection to the public sidewalk system at the intersection of Woodward Avenue

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and Kohler Avenue. Additionally, MCPR requests that the reconstructed Woodward Avenue bridge over the Irwin Creek tributary be built to accommodate an 8' wide greenway trail with a minimum clearance of 7'6" underneath the bridge on the eastern side of the tributary. MCPR also requests an easement or dedication of additional land at the intersection of Woodward Avenue and Statesville Avenue to enable the greenway to fully reach the intersection. The additional dedication should be a minimum of 180 square feet and should form a straight line between the 35' SWIM buffer easement line and Statesville Avenue as shown on the site plan.

MCPR also wishes to note that additional land outside of the area encompassed in this rezoning will be required to connect the proposed easements to Anita Stroud Park. This approximately 200' gap exists north of the area entitled "Development Area 4" and adjacent to the proposed BMP as shown on the site plan.

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
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