



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: March 19, 2008

RE: Rezoning Petition # 2008-073 (PID #s 075-105-43, 075-105-30, 075-105-37, 079-044-02, 075-111-01, 075-124-02, 075-123-01, 075-112-01, 079-043-03, 075-114-23, 075-114-24, and portions of 075-113-04 and 075-113-01.

This is the first correspondence from Mecklenburg County Park and Recreation Department (MCPR) regarding rezoning petition #2008-073. 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 and borders Irwin Creek, which is identified as a greenway corridor in the 1999 Mecklenburg County Greenway Master Plan. The properties also are adjacent to Anita Stroud Park to the south and City owned park property to the north and west.

MCPR requests that the petitioner dedicate the 100' S.W.I.M. buffer in the area encompassed in the rezoning that is adjacent to Irwin Creek. This will allow for greenway construction through this corridor. The Schematic Plan shows a BMP encroaching into the S.W.I.M. buffer. All BMPs should be located outside of the areas to be dedicated to MCPR.

MCPR also requests a 50' easement through the Duke Energy right-of-way from the

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Mecklenburg County property (PID# 075-123-02) to Statesville Ave. MCPR recognizes that much of the requested easement is outside of the area included in this rezoning. However, the easement should be recognized on the site plans pertaining to this rezoning, delineated in the area between County property (PID# 075-123-02) and Double Oaks Rd. as depicted in the Schematic Plan, and identified in future rezonings involving the property underlying the Duke Energy right-of-way. Additionally, MCPR requests that mid-block crossing be installed at the center of the 50' easement where it crosses Double Oaks Rd. The Duke right-of-way represents an important east-west overland greenway connector that will link together Irwin Creek Greenway and Little Sugar Creek Greenway.

MCPR recognizes and appreciates the petitioner's "proposed easement to Mecklenburg County" as illustrated in the Technical Plan in between the eastern end of Anita Stroud Park and Development Area 4 of RP# 2008-035. This will allow for a pedestrian connection from Statesville Ave. through easements dedicated during RP# 2008-035 to Anita Stroud Park and the future Irwin Creek Greenway. As shown in the Technical Plan for RP# 2008-073, no BMP should encroach on the easement area to be dedicated to MCPR.

Note 12 on the Development Notes sheet refers to "Conveyance of Easement for Greenway Purposes". This note should state the conditions of dedications (both fee simple and easements) regarding this particular rezoning, with conveyance to occur prior to the issuance of the first certificate of occupancy for the first unit within the area encompassed by this rezoning. Furthermore, no roads should be dedicated within areas to be conveyed to MCPR.

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

Copy to: James R. Garges, Director
Julie Clark, Senior Greenway Planner, Greenway Planning & Development
W. Lee Jones, Division Director, Capital Planning
Blaine Gregory, Senior Planner, Capital Planning
Nancy Brunnemer, Real Estate Program Manager, Real Estate Services
Brian Conroy, Park Planner, Central Park Region, Capital Planning

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