



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: May 29, 2008

RE: Rezoning Petition # 2008-092 (PID # 159-011-44)

This is the second correspondence from Mecklenburg County Park and Recreation (MCPR) regarding rezoning petition #2008-092. These comments are based upon the revised site plans dated May 19, 2008. 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 III Park District adjacent to Briar Creek, a greenway corridor identified in the 1999 Mecklenburg County Greenway Master Plan. In conjunction with County Stormwater's buyout of the Cavalier apartment complex on the opposite side of the creek from this rezoning, MCPR has planned an expansion of Chantilly Park and greenway development along Briar Creek that will compliment the stormwater features and BMPs planned by County Stormwater. MCPR requests that the petitioner leave the existing Bramlet Road bridge over Briar Creek intact for pedestrian access to the future park and greenway and possible vehicle access to a parking lot and tennis courts on the other side of the creek. MCPR also requests dedication of the SWIM buffer on the petitioner's property for floodplain protection, excluding that area needed for the road and bridge by CDOT to connect to Laburnum Ave. Any stormwater BMPs associated with this redevelopment should be located outside of the area to be dedicated to MCPR.

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MCPR also requests that the proposed 6' sidewalk along Bramlet Rd. be widened to 8'. Bramlet Rd. represents a key overland connector for Briar Creek Greenway. Currently, a railroad and high berm preclude greenway development downstream of the Cavalier apartment site, necessitating an overland connector using Bramlet Rd. and Monroe Rd. to reach the other side of the railroad. All of the requested notes should be labeled on the Illustrative Site Plan.

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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