



MECKLENBURG COUNTY
Park and Recreation Department

MEMORANDUM

SENT ELECTRONICALLY THIS DATE
NO HARDCOPY TO FOLLOW

TO: Michael Russell, Associate Planner
Charlotte Mecklenburg Planning Department

FROM: Kevin Brickman, Planner
Capital Planning Services

DATE: February 12, 2020

RE: Rezoning Petition #2019-160 – Meritage Homes of the Carolinas, Inc.

This is the fourth communication concerning this petition. We encourage staff and the Planning Commission to consider Mecklenburg County Park and Recreation Department's (MCPR) comments. We suggest that these comments be incorporated into the staff review notes and written into the Pre-Hearing Staff Analysis to the fullest extent possible.

This petition is on Gutter Branch Creek that is a future greenway according to the MCPR 2008 Greenway Master Plan. We request the dedication and conveyance of the 100' SWIM Buffers and the remaining property to the north property line to Mecklenburg County for future greenway use. We also request a minimum of 2 acres to be dedicated and conveyed to Mecklenburg County for the future neighborhood park. This requested park land shall be adjacent to a public right-of-way for access and is conducive for the development of the typical amenities found in a neighborhood park.

The Dedication Areas to the county on the revised Site Plan have been addressed per our third Comment Letter.

We have no further comments at this time.

Copy to: W. Lee Jones, Director
Bert Lynn, Capital Planning Division Director
Gwen Cook, Greenway Planner, Capital Planning Services