



MECKLENBURG COUNTY

Park and Recreation Department

MEMORANDUM

SENT ELECTRONICALLY THIS DATE
NO HARDCOPY TO FOLLOW

TO: David Pettine, Program Manager
Charlotte Mecklenburg Planning Department

FROM: Katie Lloyd, Senior Planner
Capital Planning Services

DATE: July 24, 2025

RE: Rezoning Petition #2025-072
PID # 02505102

This is the first 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.

Note IV. B. indicates that a 35' easement from the top of bank of Dixon Branch for future greenway will be dedicated to Mecklenburg County. MCPR requests that the proposed easement area includes both sides of the creek as well as include the stream area between the banks for storm water services. The language in the rezoning notes should indicate that this "greenway and storm water easement shall be dedicated and conveyed to Mecklenburg County prior to the first CO." In addition, Mecklenburg County requests a minimum of a 60' wide access easement dedicated and conveyed to the new public street right of way within the development. All greenway easements can be co-located within any required tree save/green area.

Clearly show and label all greenway easements on the site plan.

Contact MCPR with any questions/comments: Katie.Lloyd@MeckNC.gov

Copy to: Nick Walker, Director
Bert Lynn, Director, Capital Planning Services
Katie Daughtry, Planner, Capital Planning Services