

APPENDIX B

MAJOR CONCERNS FROM PUBLIC MEETINGS

The following represent the main comments that were given from the public throughout the information gathering portion part of the Land Use Plan project.

- ❑ Roads need better planning. Transportation congestion was a recurring comment.
- ❑ Concentrate on downtown revitalization.
- ❑ Ensure adequate infrastructure is in place prior to development approvals.
- ❑ Consider architectural guidelines.
- ❑ Consider infill opportunities and incentives.
- ❑ Connect residential uses to neighborhood commercial centers.
- ❑ There is a need for industrial development and employment centers in Concord that will provide jobs suited for the current residents education and experience.
- ❑ Concord needs to retain and attract professionals.
- ❑ Multi-family development does not consume as much land as single family and should be encouraged.
- ❑ Need to control number of units per acre for single-family residential development.
- ❑ Need to focus on corridor improvements.
- ❑ Need to preserve open space, through greenways and parks.
- ❑ Need to encourage farmland preservation. Consider preservation techniques.
- ❑ Need to focus on considering transit options and linking to downtown.
- ❑ Need sidewalks in residential areas.
- ❑ Need more housing options including affordable housing.
- ❑ Mixing land uses better uses our infrastructure and resources.
- ❑ Downtown is the ultimate mixed use area – parking is needed though.
- ❑ Encourage apartments above the shops in downtown.
- ❑ Should be careful to stop development from taking place in the floodplains.
- ❑ Need bike paths through town.
- ❑ Land use decisions should be made with the input of different agencies including the county, the city, the schools, etc.
- ❑ Land uses need to be balanced... currently the tilt is more toward residential should balance more toward employment too.
- ❑ Need to plan for schools based on population.
- ❑ Infrastructure planning is critical before development approvals are given.

HOTSPOT AREAS

- ❑ Branchview is a problem - too many curb cuts, too much traffic, too many lights, no traffic flow.
- ❑ At Highway 29 and Poplar Tent Road there is too much traffic. How can we improve this area?
- ❑ Mini-park for public gatherings needed downtown.
- ❑ US 29 between hospital and I-85 is a traffic problem.

- ❑ Need more employment centers – bedroom community. Concord Mills area is a good place for mixed use/office. Pull out of Mecklenburg County so people won't have to drive so far.
- ❑ Weddington Road Extension can be an area like Copperfield with office/mixed use.

The following is from a flyer that was distributed to the public through mailings.

**COMMUNITY INPUT MEETINGS
CITY OF CONCORD
LAND USE PLAN**

The City of Concord Planning Department has begun the process of developing a Unified Land Plan (Citywide Land Use Plan). The Unified Land Plan will pave a path for the future development of land within our City. We would appreciate any input you, as citizens and stakeholders in the community, have regarding the future development of land uses in Concord. Your comments will assist us in preparing the Unified Land Plan by providing us with information about how those persons who live and work here foresee the future of land development in Concord. Please bring your ideas and suggestions to any of the scheduled community input meetings.

We have arranged for evening meetings at five (5) different locations throughout the City in order to reach out to the community and provide a convenient location for everyone to attend at least one (1) meeting. We have arranged a separate meeting during the day for those persons who cannot attend an evening meeting but want to participate in the Unified Land Plan input process. All dates and locations of the meetings have been provided below.

**PLEASE JOIN US AT ONE OF THE LOCATIONS BELOW TO DISCUSS
THE CITY OF CONCORD UNIFIED LAND PLAN**

Monday, September 23, 2002 6:30 p.m. – 8:30 p.m.

Hartsell Recreation Center
Old Charlotte Road and Swink Street

Tuesday, September 24, 2002 6:30 p.m. – 8:30 p.m.

Calvary Lutheran Church
950 Bradley Street

Thursday September 26, 2002 6:30 p.m. – 8:30 p.m.

Concord Regional Airport
9000 Aviation Boulevard

Monday, October 7, 2002 6:30 p.m. – 8:30 p.m.

First Assembly Church

150 Warren C. Coleman Blvd., Suite 15
Wednesday, October 9, 2002 1:30 p.m. – 4:30 p.m.
City of Concord Fire Station #8
1485 Old Charlotte Road

Thursday, October 10, 2002 6:30 p.m. – 8:30 p.m.
Pitts Baptist Church
140 Pitts School Road