

MANDATORY REFERRAL REPORT NO. 00-11
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
PURCHASE OF PROPERTY BY MECKLENBURG COUNTY PARK & RECREATION
MARCH, 2000

PROJECT LOCATION

The three subject properties are located along Billy Graham Parkway, near Morris Field Drive. These properties include tax parcel numbers 115-051-08, 115-075-01 and 115-075-03.

PROJECT PROPOSAL

The proposed land acquisition will encompass approximately 47 acres directly adjoining the Central Piedmont Community College West Campus site on Morris Field Road and the 14-acres Southwest Park, a neighborhood park that includes the new Southview Recreation Center.

The land will be developed with district park facilities to expand outdoor recreation opportunities at the adjoining neighborhood park/recreation center site. District parks include active recreation facilities such as fields and courts and well as passive facilities (picnic sites and trails), playgrounds, parking and concessions/restrooms.

PROJECT JUSTIFICATION

This site would be developed to complement and support both this neighborhood park and the CPCC campus. Additionally, purchase of this property would allow the preservation of open space for a significant flood plain area (Taggart Creek) that parallels the Billy Graham Parkway. The Charlotte-Mecklenburg Parks Master Plan standard calls for leaving 50% of any park site undeveloped by use of buffers, protected flood plains and other natural features.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS

Acquisition of this property will provide an active recreation site for residents of this underserved area north of West Boulevard and for growing numbers of leagues/teams. It will also provide open space and recreational opportunities for the CPCC campus.

PROJECT IMPACT

The acquisition of these properties would provide a district park in an area that is currently underserved and allow for the preservation of open space along Taggart Creek.

PROJECT COST

Current tax value of the 47 acres is \$1,418,970. This project was identified for funding with general obligation park bonds that were approved in 1999.

STAFF RECOMMENDATION

Staff supports the purchase of these properties.

PLANNING COMMITTEE RECOMMENDATION

Planning Committee voted 4-2 to approve staff's recommendation to purchase these properties. The minority opinion was that another piece of property should be looked at that would better serve the community.