

MANDATORY REFERRAL REPORT NO. 00-012
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
PURCHASE OF PROPERTY BY COUNTY PARKS AND RECREATION
MARCH 21, 2000

PROJECT LOCATION

The site is located north of Albermarle Road and west of Harrisburg Road, near the First Run and Cedarbrook neighborhoods. This site consists of approximately 26 acres off Harrisburg Road that adjoins an undeveloped tract that is part of the proposed Harrisburg Road Community Park. This community park currently consists of the following:

- C.T. Myers Golf Course, an 18-hole golf course developed on a former landfill;
- A small neighborhood park area,
- An undeveloped 78-acre tract contiguous to this proposed acquisition.

The subject property includes a section of a Reedy Creek tributary. This property would eventually have frontage on the 'eastern circumferential' thoroughfare.

PROJECT PROPOSAL

The additional property would be utilized for active and passive recreation facilities to complement/complete the community park as proposed in the 1989 Charlotte Mecklenburg Parks Master Plan (CMPMP).

PROJECT JUSTIFICATION

The 1989 CMPMP recommends 300 to 500 acres as a size range for community parks. Community parks are to have both a special feature (such as a golf course, botanical forest, etc.) and active recreation facilities that are typically included in a district park site. These include fields (soccer, softball) and courts (tennis, basketball) and also more passive facilities such as picnic areas, trails, playgrounds, etc. The Harrisburg Road site has a special feature (golf course), but additional acreage would better accommodate the proposed active facilities to complete the whole complex. The community park would also have buffers and natural areas, such as the creek section that crosses the proposed expansion tract.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS

The subject property is currently part of a rezoning petition. (Note: If the subject property is purchased by the County to expand the Harrisburg Road site, the property would be excluded from the current rezoning petition site. The petitioner also proposes to donate ~15 acres of the 100 year flood plain along the main branch of Reedy Creek located on another portion of the rezoning site.)

Acquisition of this property will expand the Harrisburg Road Community Park site to more readily accommodate facilities recommended in the CMPMP for community-sized parks. The expansion will also result in an improved park frontage/access to a future roadway and protect a section of a Reedy Creek tributary. The park site would encompass approximately 400 acres



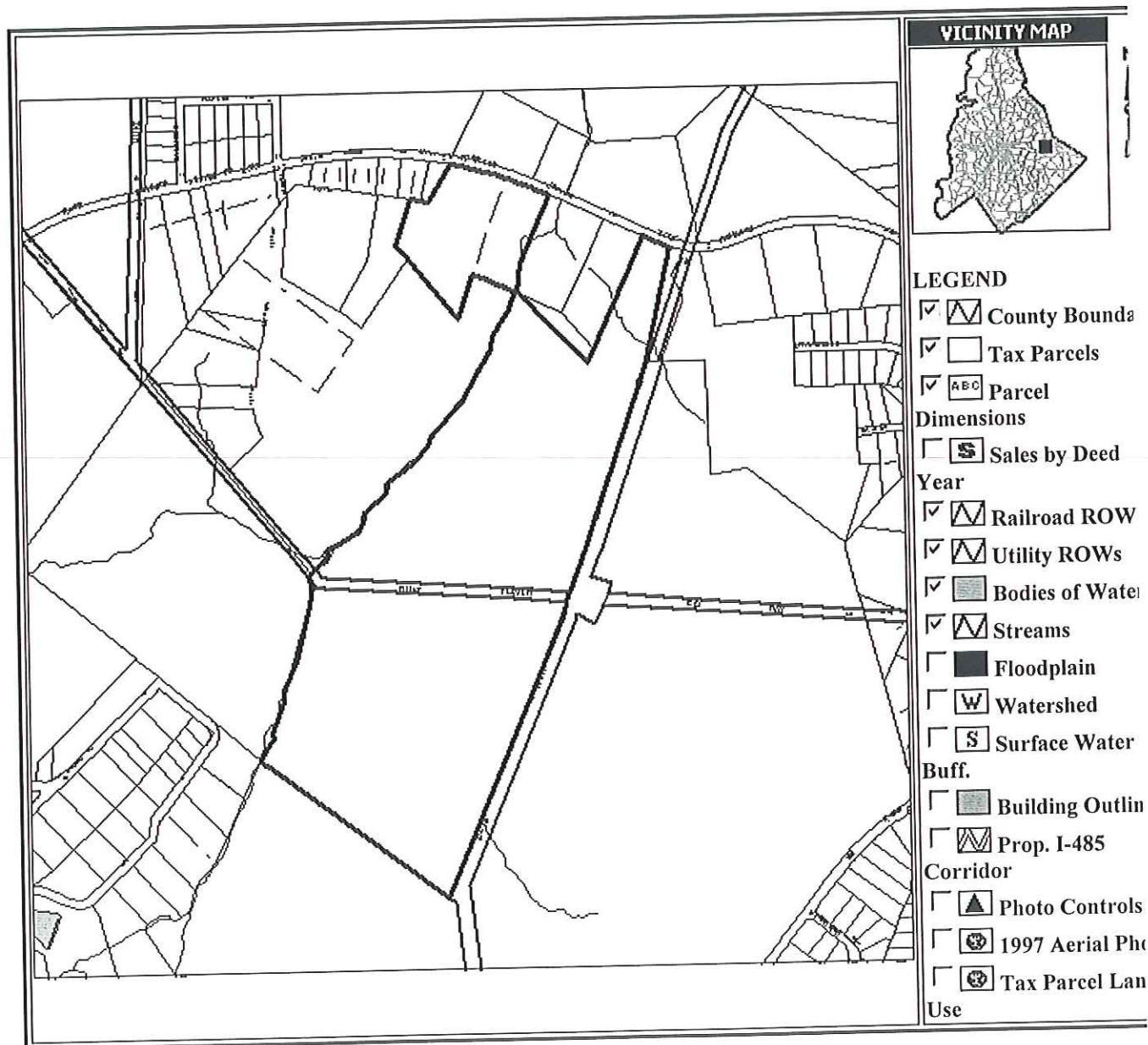
GIS Real Estate System

Mecklenburg County, NC Geographic Information System

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Map Scale: 1 Inch = 1108
Feet
Date and Time Stamp
03/21/2000 3:17:40 PM EST

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Tax Real Estate Information

Parcel-Id#: 10806104 GIS Map#: 10806104	Legal Desc: M19-71
Account Type: INDIVIDUAL	Deed Book/Page: 02607/254 Date: 01/01/1975
Owner: MCCOMB WM S & W LINDA M	Sales Price: \$0
Add. Owner:	Sales Date: 01/01/1975 Qualified Sale: N
Mailing: 196 GUM BRANCH RD	Neighborhood Code: 10801
Address:	Historic Desig.: Farm Desig.:
City: CHARLOTTE	Deeded Acreage: 124.51
State: NC ZIP: 28214	Assessed Acreage: 124.51
Location: 9232 ROBINSON CHURCH RD Get	Assessed Land Value: \$472510
Directions	Total Assessed Value: \$472510
Municipality: MECKLENBURG COUNTY	

Site Location Information

Zoning from Tax: R3	Parks Within 3 Miles: Click to Find Out
Fire District: ROBINSON	FEMA Flood Panel#: 3701580120B
Voter District: Click to Find Out	FEMA Flood Zone: IN & OUT
School District: Click to Find Out	FEMA Flood Map Date: 03/02/1993
Watershed Class: N/A	Census Tract Number: 56.02

Major Improvement Information

Parcel-Id# & Card#: 10806104-001	Situs Location: 9232 ROBINSON CHURCH RD
Land Use Type: VACANT	Get Directions
Building Type: SINGLE FAMILY RESIDENTIAL	Ext. Type:
Approximate Square Footage: 0	Heating Type:
Actual Year Built: 0	AC Type:
Number of Stories:	Fireplace:
Bedrooms: 0	Garage: N
Bathrooms: 0	Basement: N
Restrooms: 0	Assessed Net Bldg Value: \$0
	Total Assessed Bldg Value: \$0

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HITSTATS By

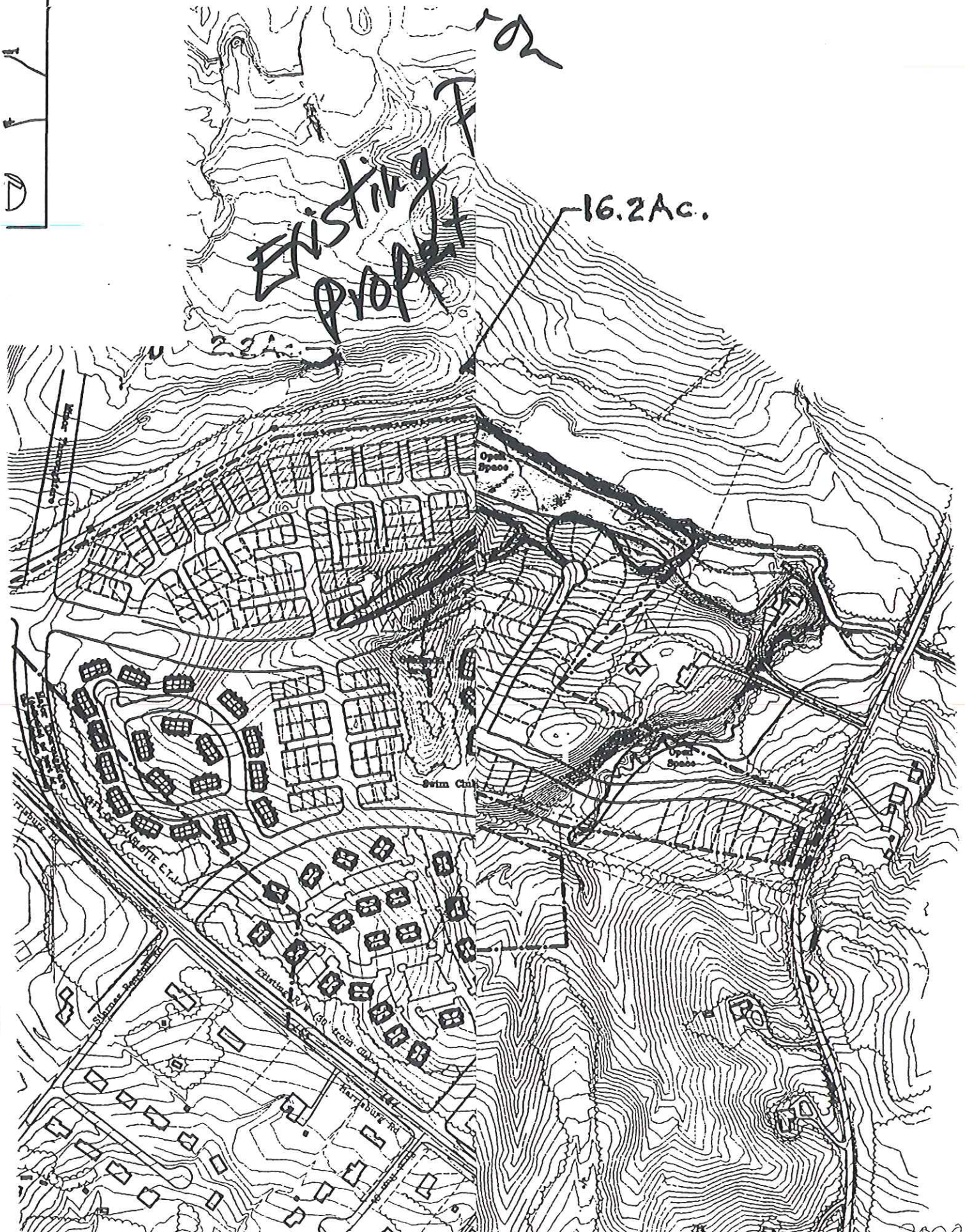


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1"=400'

KINGSTREE
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with this expansion tract.

PROJECT IMPACT

Typically, a community park will include 300 to 500 acres with a special feature such as a golf course. This community park has an 18-hole golf course, and this addition would provide the 'park' portion allowing for active (fields and courts) and passive (trails, protected creek areas, etc.) recreation. Without this addition, Park and Recreation would be confined to the ~78 undeveloped park acres. In addition, the park site will be nearly landlocked with development if the rezoning is approved and development completed without Park and Recreation's purchase of this 26 acres.

PROJECT COST

A fair market appraisal report will determine land costs for the property.

STAFF RECOMMENDATION

Staff recommends approval of the purchase.

PLANNING COMMITTEE RECOMMENDATION

Recommends approval.