

**MANDATORY REFERRAL REPORT NO. 00-33**  
**CHARLOTTE MECKLENBURG PLANNING COMMISSION**  
**MECKLENBURG COUNTY PARK and RECREATION**  
**LAND ACQUISITION for COULWOOD DEA DISTRICT PARKS at LONG CREEK**

**PROJECT LOCATION**

The subject properties are located between Brookshire Boulevard and Bellhaven Boulevard south of the I-485 right of way and also include parcels on the south side of Long Creek. (See Attached Map)

**PROJECT PROPOSAL**

This proposed project calls for the purchase of all or portions of eleven (11) tax parcels listed on the attached table. The total acreage within the proposed site is +/- 118.7 acres. The land will be developed as a district park site and would preserve flood plain along Long Creek between Brookshire and Bellhaven. The park site is proposed to border the southerly edge of the I-485 right of way. Primary vehicular access would be from Bellhaven Boulevard. All eleven parcels are zoned R-3.

**PROJECT JUSTIFICATION / NEED**

This project is recommended in the 1989 CMPMP to meet demand for active recreation in this portion of the Northwest Park District. District parks typically include fields (soccer & softball) and courts (tennis & basketball), playgrounds, trails and picnic areas (shelters) and other amenities. The size range proposed in the master plan for district parks is 40 to 200 acres. This portion of the County is beginning to experience growth that will strain existing public facilities including parks and schools.

An important part of this land assemblage is the preservation of the flood plain along this stretch of Long Creek. Long term, the park would be a destination node on the greenway, accessible from both the east and west via greenway trails.

**RELATION TO OTHER PUBLIC PROJECTS**

This district park site is one of seven (7) approved for land acquisition in the 1999 Park Bond. There is a growing demand for active recreation in this portion of the County and this project would partially satisfy that need. There is a potential for location of a branch library within this park site. A Special Project Plan addressing planning/growth issues in the vicinity of the future I-485 interchange at Brookshire Boulevard is nearing completion.



## GIS Real Estate System

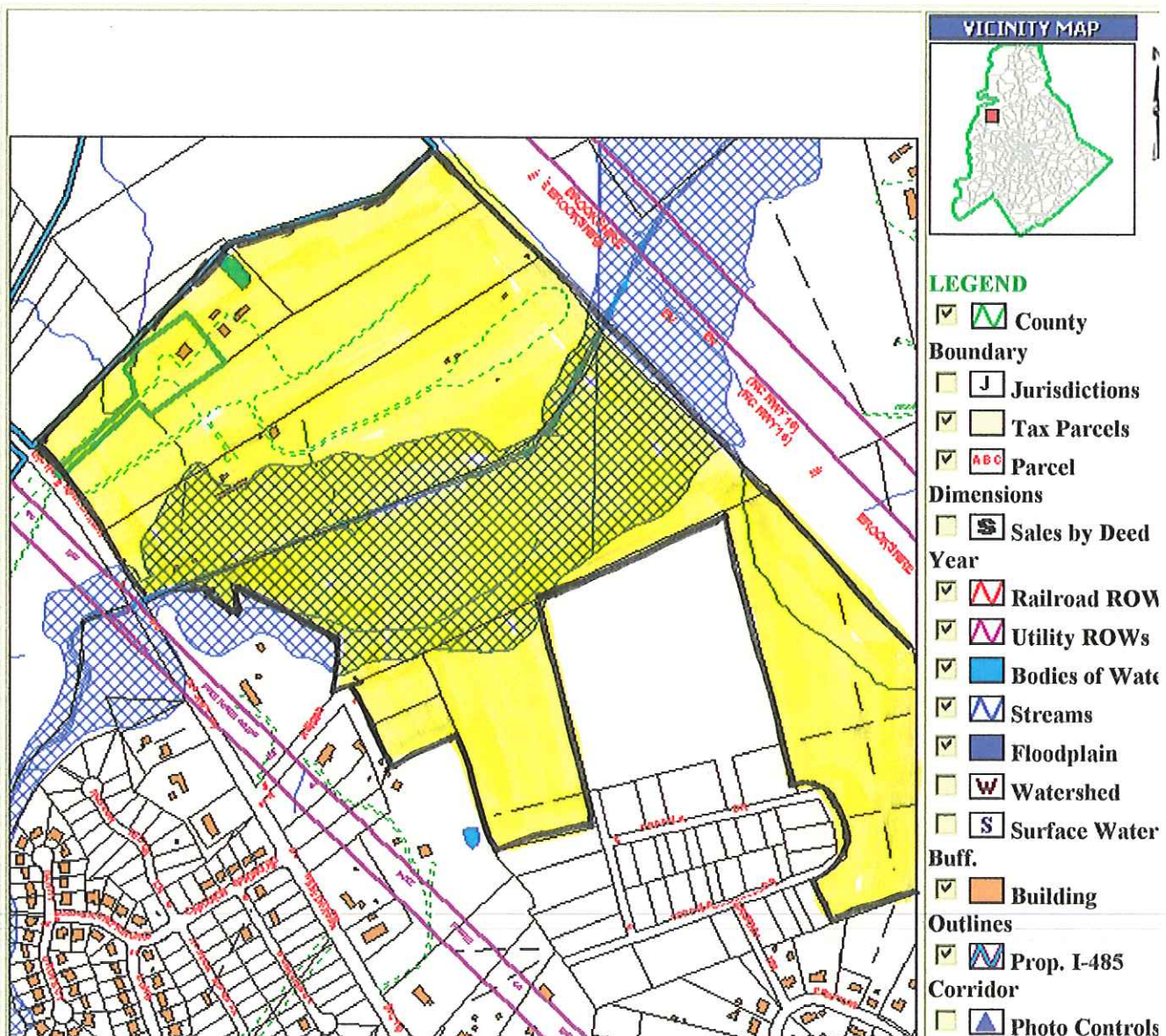
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 Label Parcels by:

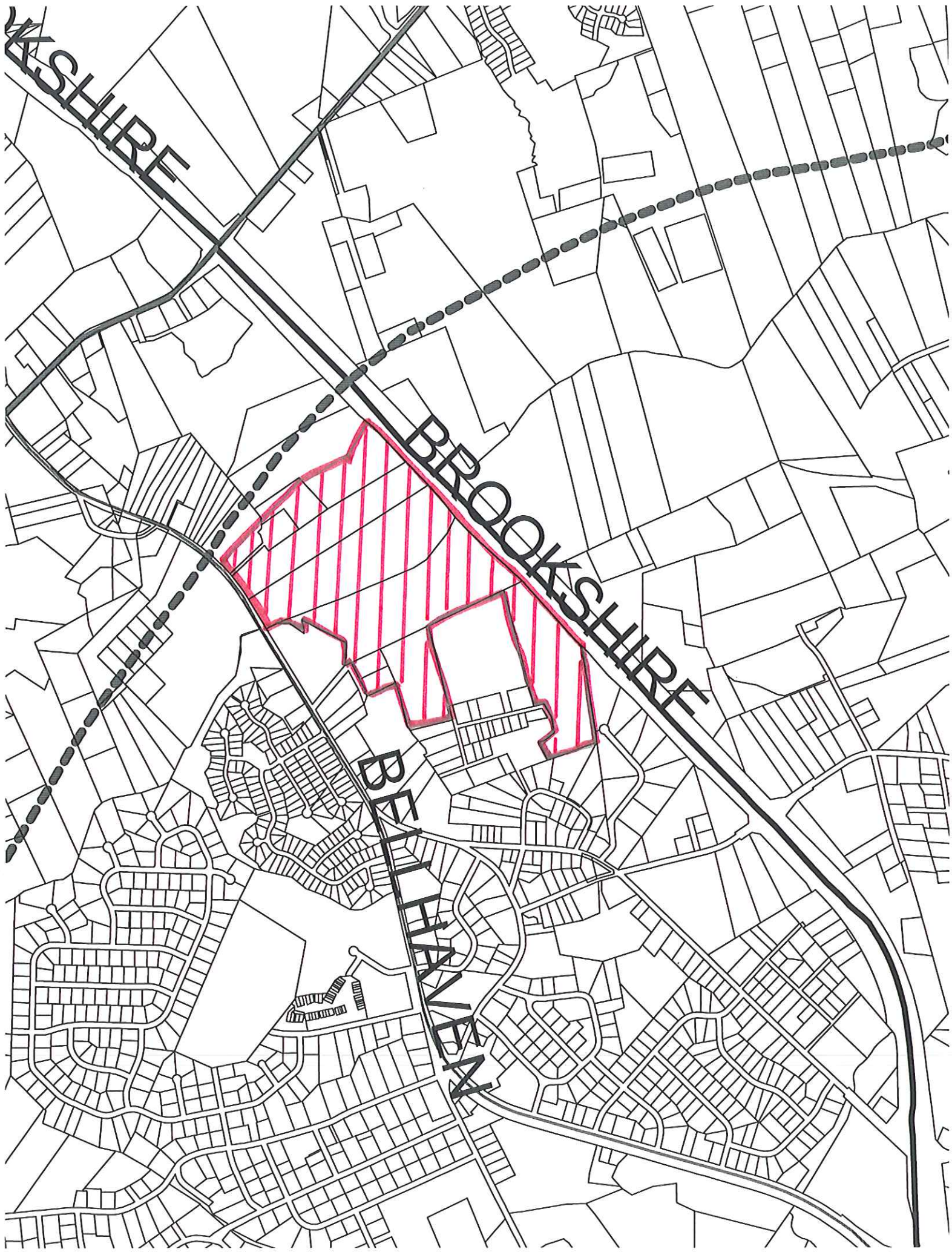


LAND ASSEMBLAGE FOR COULWOOD DEA/SHUFFLETOWN DISTRICT PARK AT LONG CREEK

#	Tax Parcel #	Owner	Acreage to Acquire	Other/Comments
1	033-211-02	Cox	2.46	N of crk./house
2	033-211-03	Ferrell	16.57	N of crk./vacant; Phase I environ. done
3	033-211-04	Ferrell	26.15	N of crk./vacant; 1/3 in flood plain; Phase I environ. done
4	p/o 033-211-01	Cox	+/- 3.5 0	N of crk./house; NCDOT to acquire balance
5	p/o 033-012-15	Caldwell	+/- 2.00	N of crk./vacant; NCDOT to acquire balance
6	p/o 033-012-24	Lawing	+/- 7.00	N of crk./vacant; NCDOT to acquire balance
7	033-025-01	Griffin	19.40	S of crk./vacant
8	033-211-06	Helms	29.2	S of crk./vacant; all flood plain
9	033-022-01	Smith	1.42	S of crk./vacant
10	033-022-02	Thompson	1.00	S of crk./vacant
11	033-024-05	Gerwitz et al	+/- 10.00	S of crk./vacant
			Total +/- 118.70	

5/5/00







MANDATORY REFERRAL:

## SITE EXPANSION - HARRISBURG ROAD COMMUNITY PARK SITE

CAPITAL PROJECT PROPOSAL FORM

MCPR MR#00700

Instructions:

This form is provided to capital project initiating agencies and departments for reporting proposed projects to the Charlotte-Mecklenburg Planning Commission in accordance with the requirements of North Carolina House Bill 855.

Proposed capital projects are to be submitted to the Planning Commission using this form at least 30 days prior to presenting the project to the governmental unit having authority to authorize it.

In order to constructively review a project proposal, a full description of the project and its objectives is necessary. Please provide all of the information requested and all available graphic information. You will be advised when the project is scheduled for Planning Commission consideration so that your department representatives may be present to respond to questions.

I. **Initiating Department:** Mecklenburg County Park and Recreation

Department; **Date:** August 29, 2000

**Submitted By:** R. Wayne Weston, Director

**Department Representative:** Nancy M. Brunnemer, Real Estate Planner

II. **Project Name:** Land Acquisition for Coulwood DEA District Park at Long Creek

III. **Location and Description of Project:** The subject property includes all or portions of eleven (11) tax parcels listed in the attached table and shown on the attached map. This assemblage is located between Brookshire Boulevard and Bellhaven south of the I-485 right of way and also includes parcels on the south side of Long Creek. Total acreage within the proposed site is +/- 118.7. The land would be developed as a district park site and would preserve flood plain along Long Creek between Brookshire and Bellhaven.

IV. **Project Justification/Need** This project is recommended in the 1989 Charlotte Mecklenburg Parks Master Plan to meet demand for active recreation in this portion of (what is now called) the Northwest Park District. District parks typically include fields (soccer, softball) and courts (tennis, basketball), playgrounds, picnic areas (shelters, sites), walking trails and other amenities. The size range proposed in the master plan for district parks is 40 to 200 acres. This portion of the County is beginning to experience growth that will strain existing public facilities including parks, schools, etc. A Special Project Plan addressing planning/growth issues in the vicinity around the future I-485 interchange at Brookshire Boulevard

is nearing completion. An important part of this land assemblage is the preservation of flood plain along this stretch of Long Creek. Long term, the park would be a destination node on the greenway, accessible from both the east and west via a greenway trail.

**V. Project Status (check those that apply).**

Nothing done but this report	—	Land not yet acquired	<u>X</u>
Preliminary plans competed	—	Land acquisition underway	—
Detailed plans completed	—	Land acquired	—
No land acquisition involved	—	Project under contract	—

<b>V. Proposed Development Schedule</b>	<u>Begin</u>	<u>Completed</u>
Planning	<u>X</u>	
Land	<u>acquire for future park development</u>	
Construction		

(Identify any known external factors, which are critical to the timing of this project. For example, the opening of a major shopping center or construction of a new school.) This park site is proposed to border the southerly edge of the I-485 right of way. Primary vehicular access would be from Bellhaven Boulevard..

**VI. Relation of this proposal to other public projects.** (Is this project part of a series of interrelated capital projects? Is the project affected by or does it affect other public projects in this area?) This district park site is one of seven (7) approved for land acquisition in the 1999 Park Bond. There is a growing demand for active recreation in this portion of the County; this park would partially satisfy this need. There is potential for location of a branch library within this park site

**Project Cost Estimate** - (indicate the estimated total project cost and describe how this estimation has been made). Market appraisals will be the basis for negotiations and land costs for this project.

**VIII. Assistance Funds** - (If State or Federal assistance funds are proposed, indicate the specific assistance program and the status of any application for project funding assistance). N/A

**ATTACHMENT: Site Map and List of Tax Parcels.**



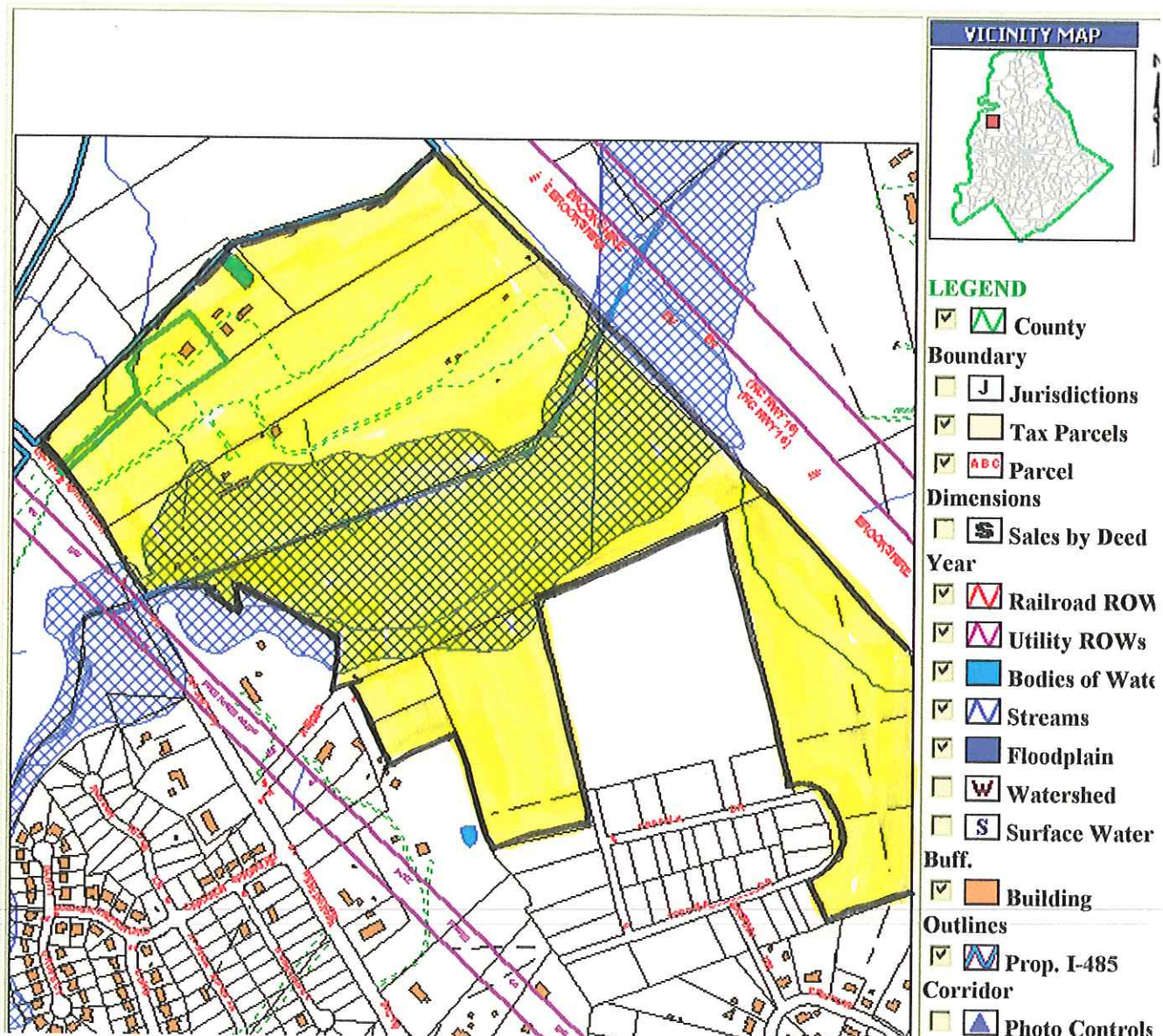
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SCAN IN  
COLOR



### **PROJECT COST**

Market appraisals will be the basis for negotiations and land costs for this project.

### **STAFF RECOMMENDATION**

Staff recommends acquisition of these eleven parcels for the Coulwood DEA District Park at Long Creek.

### **PLANNING COMMITTEE RECOMMENDATION**

Approved 5-0.