

**MANDATORY REFERRAL REPORT NO. 00-39**  
**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
**LAND ACQUISITION**  
**NOVEMBER, 2000**

**PROJECT LOCATION**

This 159 acre tract of land is located along Soldier Road near Lake Wylie in southwestern Mecklenburg County.

**PROJECT PROPOSAL**

The Mecklenburg County Parks and Recreation Department desires to purchase land to accommodate expansion of McDowell Nature Preserve. The expansion would increase the size of the preserve from 940 acres to 1,109 acres. The land will be preserved as open space for passive recreation purposes.

**PROJECT JUSTIFICATION**

The addition of this acreage to McDowell Nature Preserve will connect the main body of the preserve to the McDowell boat access and Copperhead Island. The expansion will also bring the preserve into conformance with the minimum acreage recommended in the 1989 Charlotte Mecklenburg Parks Master Plan for a nature preserve. Preservation of the site in its natural state will provide environmental benefits that accrue from large assemblages of undeveloped land near urban centers. The location of the subject property will also serve Lake Wylie watershed protection purposes.

**PROJECT IMPACT**

The purchase of this property will allow the McDowell Nature Preserve to expand from 940 acres to 1,109 acres. The preserve is used for passive outdoor recreation and environmental education purposes. No adverse impacts are expected from this expansion.

**RELATIONSHIP TO OTHER PROJECTS**

The property is located within the scope of the Southwest District Plan. The Plan recommends residential use of the site at a density of less than one dwelling unit per acre.

**PROJECT COST**

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

**STAFF RECOMMENDATION**

Planning Staff supports the purchase of this property to accommodate expansion of the McDowell Nature Preserve.

**PLANNING COMMITTEE RECOMMENDATION**

The Planning Committee voted unanimously 6-0 to support staff's recommendation.



# GIS Real Estate System

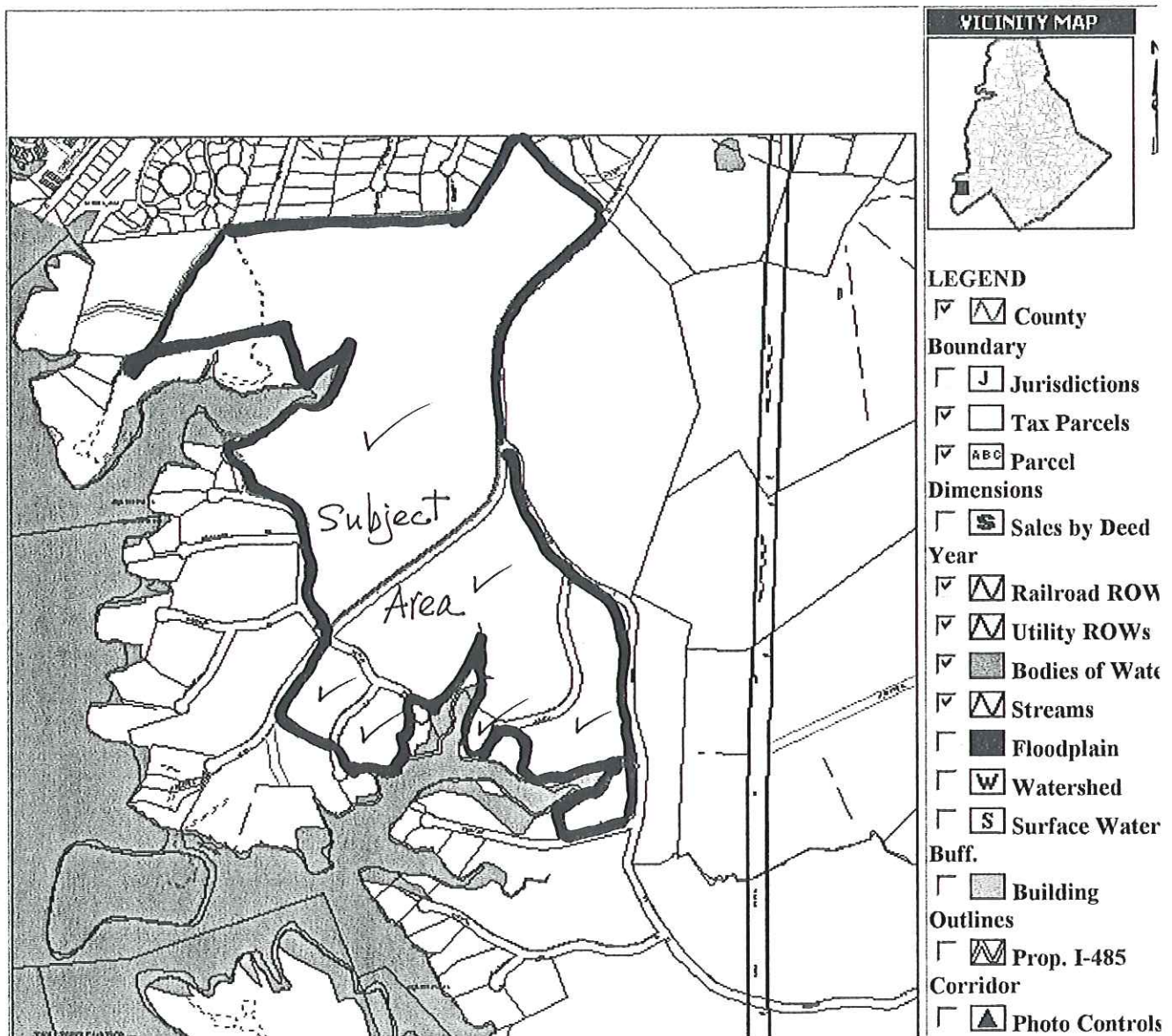
Mecklenburg County, NC Geographic Information Systems

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Label Parcels by:





OF  
MECKLENBURG  
COUNTY  
NORTH CAROLINA



PROPERTY LINE	RIGHT-OF-WAY	PARCEL NUMBER	ACREAGE	DIMENSION	LEGAL BLOCK NO.	LEGAL LOT NO.	BLOCK NO.	ADJOINING BOOK/ PAGE NO.	CONTROLLED ACCESS
		3	66.35 AC	160	5	(2)	(91)	BOOK 125-13	(C/A)

	CITY/TOWN/LINE
	TOWNSHIP/RANGE
	RAILROAD
	RIGHT-OF-WAY
	EASEMENT
	HYDROLOGY
	IVER/CREEK
	LESS THAN 20'
	LAKE/POND
	LAKE, ETC.
	CREEK GREATER THAN 20'
	FLOOD-PLAIN
	NORTH CAROLINA STATE PLANE COORDINATE

**CENTERLINE**  
**C/A** COMMON AREA



BOOK 199 PAGE 34

SCALE 12 - 300'

