

MANDATORY REFERRAL REPORT NO. 00-43
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
ACQUISITION OF PROPERTY BY PARK AND RECREATION
NOVEMBER, 2000

PROJECT LOCATION

The subject property, tax parcel number 113-171-01 is located on Walkers Ferry Road. (See attached map)

PROJECT PROPOSAL

This is a proposal by Mecklenburg County Park and Recreation to acquire 56 acres to be included in the Berryhill Specialty/District Park site.

PROJECT JUSTIFICATION

This property adjoins an 100 acres (Berryhill Specialty/District Park site) acquired by Mecklenburg County Park and Recreation for a district park. The currently owned 100 acres front on the shoreline of Paw Creek Cove and has potential for passive water-related uses such as fishing decks, canoe access, water view and picnic sites. The remaining portion of the existing site is heavily wooded and has no access to the waterfront. The proposed expansion tract improves the configuration of the entire site to better accommodate an active recreation component, allowing fields and courts for this park site.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS

This additional property will improve the development potential of the Berryhill Park site. A portion of the frontage on Walkers Ferry Road could be utilized for joint use opportunities such as a fire station or other public facility.

This property is located in the I-485/Dixie Berryhill Study area. The preliminary plan recommendation is for a park in this general area. The property is zoned R-5 and the proposed land use is consistent with the I-485/Dixie Berryhill Plan recommendation.

Additionally, the Thoroughfare Plan identifies the proposed NC 160/Sam Wilson Connector in this area.

PROJECT IMPACT

Acquisition of this property would improve the configuration of the entire site to better accommodate an active recreation component, allowing fields and courts for this park site. The expanded site will include approximately 156 acres.

PROJECT COST

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

STAFF RECOMMENDATION

Staff recommends that the property be acquired for the use of a district park.

PLANNING COMMITTEE RECOMMENDATION

The Planning Committee unanimously approved the acquisition of this property.

Mandatory Referral: MR00-43

