

MANDATORY REFERRAL REPORT NO. 01-04
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
ACQUISITION OF PROPERTY BY PARK AND RECREATION
FEBRUARY 2001

PROJECT LOCATION

The subject property, tax parcel number 223-521-02 is located in South Mecklenburg on Ardrey Kell Road. (See attached map)

PROJECT PROPOSAL

This is a proposal by Mecklenburg County Park and Recreation to acquire 118 acres (Elon Homes for Children property). This property would be "banked" and used for future public uses such as a park, open space and potentially a school site.

PROJECT JUSTIFICATION

This property is adjacent to the 565 acre Foxhole landfill property. The 1989 Charlotte-Mecklenburg Parks Master Plan identified the need for and recommended a community park (300 to 500) acres as the "final use" of the Foxhole landfill property. Later it was realized that the property would not be functional as a "typical" park site. The land that is actually incorporated in the fill areas will not be usable for or support any type of structures. Its future use will be limited to open/green space, not athletic fields, playgrounds, and other typical park facilities. Additionally, the property will not be available for park use until the landfill operation is completed (20+) years from now. With current population growth in the southern portion of the County, there are needs for public recreation and school sites. The subject property could help meet these needs now and in the future. Combined with the landfill property, this would become part of a significant open space/public facilities site to serve this area.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS

This property is located in the South District Plan area. The plan recommends an institutional land use for this site. This property has split zoning. The northern portion of the site is zoned R-3 and southern portion is zoned Institutional. The institutional portion of this site was rezoned in 1995 from R-3 to Institutional to allow for the expansion of Elon Homes for Children.

PROJECT IMPACT

Acquisition of this property would allow for the assemblage of a large 600+ acre tract that could be utilized for joint public uses, including a park/open space and possibly a school.

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 park and potentially a school or other public facility.

PLANNING COMMITTEE RECOMMENDATION

Planning Committee voted unanimously to approve staff's recommendation.

Mandatory Referral: MR01-04



Produced by the Charlotte-Mecklenburg Planning Commission, February 2001.