

**MANDATORY REFERRAL REPORT NO. 01-21**  
**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
**ACQUISITION OF PROPERTY BY PARK & RECREATION**  
**CLANTON PARK EXPANSION**  
**MAY 2001**

**PROJECT LOCATION**

The subject property, tax parcel number 145-081-20, is located at 3018 Barringer Drive and is adjacent to Clanton Park. This tract is bounded on its northern and southern edges by Irwin Creek.

**PROJECT PROPOSAL**

This is a proposal by Mecklenburg County Park and Recreation to acquire the 1.4 acre tract for the expansion of Clanton Park.

**PROJECT JUSTIFICATION**

This parcel is currently developed as a small neighborhood commercial center. The center includes multiple tenant units, one of which is an automobile service station and another is a convenience store. The convenience store has been the site of numerous reported nuisance/safety incidents during the past several years, and the primary purpose of proposing to add this tract to the park is to remove this concern relative to the park's use by neighborhood children. Removing this land use and incorporating this site into the park also creates continuous greenway/park/open space from West Boulevard to Clanton Road and beyond (with a couple of minor gaps) to the Irwin Creek Wastewater Treatment Plant. Located in Central Park District I, this expansive green corridor will be the most significant public open space assemblage with the City's central core.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS**

The subject property will complete the green corridor described above and remove a commercial land use that has attracted an undesirable element and creates a potentially-serious safety concern for young park users from the adjoining neighborhoods. This is also part of an ongoing effort to upgrade existing established parks to improve function and outdoor recreation opportunities in the City's central core area.

This property is zoned B-1 and the Central District Plan recognizes the existing commercial center.

**PROJECT IMPACT**

The acquisition of this property for the expansion of Clanton Park would result in the removal of a neighborhood nuisance and provide additional outdoor recreational facilities for the surrounding neighborhoods.

**PROJECT COST**

The purchase price will be negotiated based on a market appraisal.

**JOINT USE TASK FORCE COMMENTS**

This proposal was presented to the Joint Use Task Force at their May 2, 2001 meeting. The Charlotte Mecklenburg Police stated that the Highway Interdiction Team (HIT) needs to relocate from the Law Enforcement Center and could potentially locate in this area. Additionally, Engineering and Property Management's Building and Grounds department has a maintenance shop which might be able to relocate on this site and take advantage of the frontage on Barringer Drive. Park and Recreation has no use for the buildings and plan to demolish the structures. However, they will entertain proposals for occupancy of this structure by another public use.

**STAFF RECOMMENDATION**

Staff supports the acquisition of this property for the expansion of Clanton Park.

**PLANNING COMMITTEE RECOMMENDATION**

Approve 5-0.

# Mandatory Referral: MR01-21



**MANDATORY REFERRAL:**

**CLANTON PARK EXPANSION**

**MCPR MR#01-21**

**CAPITAL PROJECT PROPOSAL FORM**

**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 presentation to the governmental unit having approval authority.

Constructive review of a project proposal requires a full description of the project and its objectives. Please provide all of the requested information as well as pertinent 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:** April 26, 2001

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

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

**II. Project Name:** Clanton Park Expansion

**III. Location and Description of Project:** The subject expansion property is located at 3018 Barringer Drive contiguous to Clanton Park. It includes 1.4 acre, zoned B1, and developed as a small neighborhood commercial center. The tract (Tax Parcel 145-081-20) is bounded on its northern and southern edges by Irwin Creek (primary channel and a branch); both creek sections have significant SWIM Buffer overlays. (See Map.)

**IV. Project Justification/Need:** The purpose of adding this tract to the park is to remove a nuisance/safety concern relative to the park's use by neighborhood children. The center includes multiple tenant units, one of which has been used as an automobile service station and another as a convenience store. Removing this land use and incorporating this site into the park creates continuous greenway/park/open space from West Boulevard to Clanton Road and beyond (with a couple of minor gaps) to the Irwin Creek Wastewater

Treatment Plant. Located in Central Park District I, this expansive green corridor will be the most significant public open space assemblage within the City's central core. .

**V. Project Status (check all that apply):**

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

**VI. Proposed Development Schedule:**

<b>Task</b>	<b>Begin</b>	<b>Completed</b>
Planning		
Land	Acquire for future park/open space	
Construction		

(Identify any known external factors that are critical to the timing of this project. For example, the opening of a major shopping center or construction of a new school.) N/A

**VII. 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?) The subject property will complete the green corridor described above and remove a commercial land use that creates a serious safety concern for young park users from the adjoining neighborhoods.. This is part of an ongoing effort to upgrade existing established parks to improve function and outdoor recreation opportunities in the City's central core area.

**VIII. Project Cost Estimate:** (Indicate the estimated total project cost and describe how this estimation has been made.) The purchase price will be negotiated based on a market appraisal.

**IX. 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

**CLANTON PARK EXPANSION TRACT:**

**SWIM Buffers**



