

**MANDATORY REFERRAL REPORT NO. 01- 33**  
**MINT HOLLOW/SHELLBURNE NEIGHBORHOOD PARK SITE**

**PROJECT PROPOSAL AND LOCATION:** Mecklenburg County Park & Recreation Department proposes to acquire a 20-acre parcel (P.I.D. 195-051-20), located in the Town of Mint Hill, for a future park. The site is adjacent to two subdivisions (Mint Hollow and Shellburne) located off of Lawyers Road and south of NC Highway 51 (Matthews-Mint Hill Road). Site access is provided through the two subdivisions by way of two existing stubbed public streets.

Mint Hill's 2000 Land Use Plan indicates the proposed land use recommendation as single-family residential with lot sizes ranging from 20,000-40,000 sq. ft. A park is an acceptable use in a single-family residential area with a Special Use Permit and is consistent with the Mint Hill 2000, Land Use Plan.

**PROJECT JUSTIFICATION:** This tract meets the 15 to 25-acre size criteria for neighborhood parks recommended in the *1989 Charlotte Mecklenburg Parks Master Plan*. According to the Plan, neighborhood parks are intended to be accessed only by pedestrian means and to include amenities such as playgrounds, trails, picnic facilities and a multi-purpose field.

Several large parcels adjacent to the proposed site are currently undeveloped and are proposed in the 2000 Mint Hill Land Use Plan to be developed residentially. The site, if developed as a park, could also be accessed from and serve these future residential areas.

**PROJECT IMPACT:** The proposed park when developed should have a positive impact on the area. This property acquisition will provide future park/open space for an area that has the potential to significantly increase in development. The proposed park site will meet objectives indicated in the *1989 Charlotte Mecklenburg Parks Master Plan*, which are to provide outdoor recreation opportunities conveniently located to citizens in all areas of the County.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

Two adjoining residential subdivisions include stub streets to the boundary of the site. If the connectivity of existing and future streets through the site is not maintained, internal connectivity within the boundaries of Highway 51, Lawyers Road, Thompson Road and Idlewild Road can be negatively affected. The proposed park site is a pivotal location to either further connectivity or hinder the connectivity.

**PROJECT COST:** A market appraisal will be the basis for negotiating the acquisition of this land.

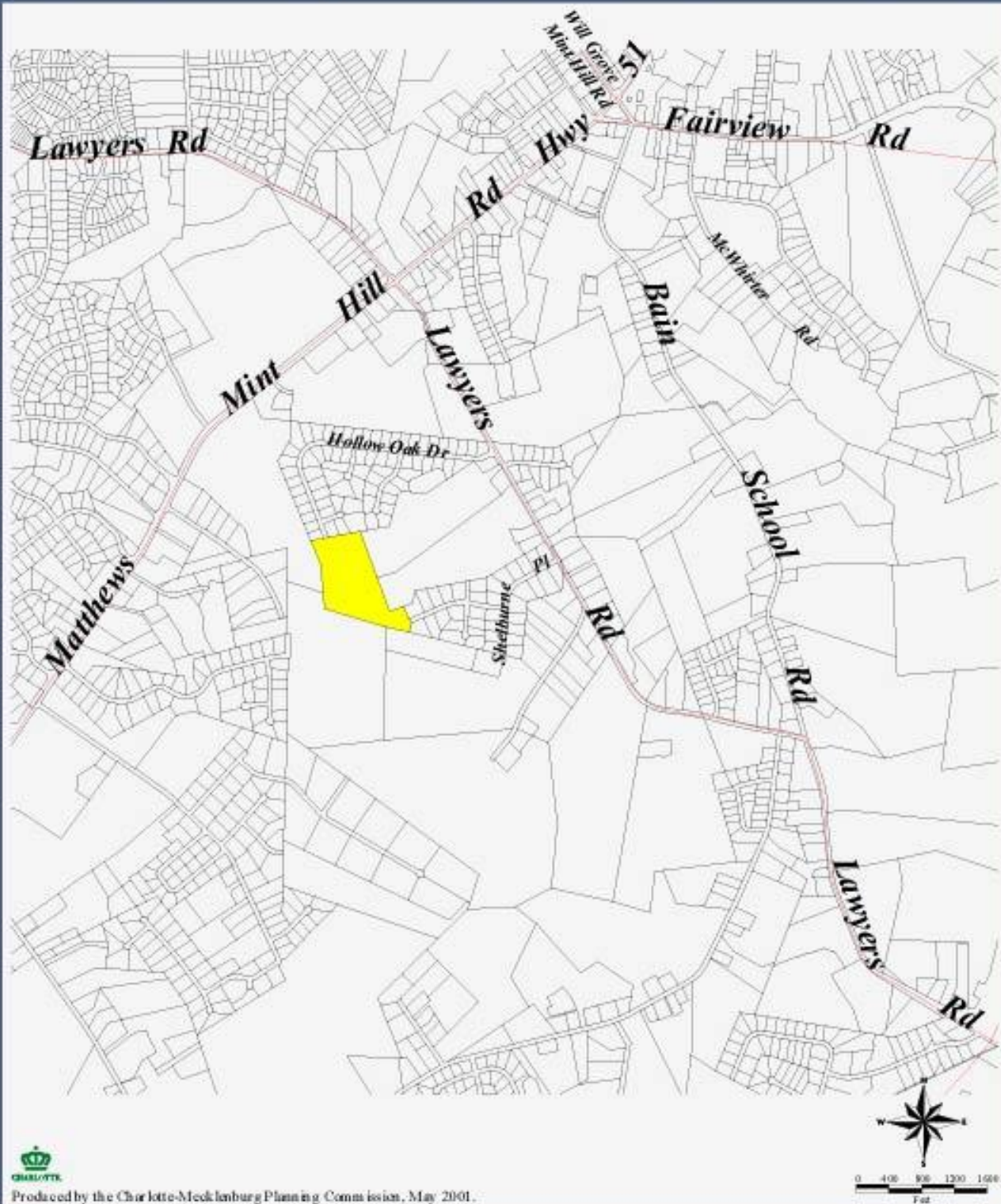
**STAFF RECOMMENDATION:** Staff recommends the purchase of the proposed site with the recommendation that future connectivity issues are clearly addressed with the Town of Mint Hill. The Town of Mint Hill will require a Special Use Permit at the time development is proposed for the site. A condition of the Special Use Permit will be future connectivity to adjoining parcels.

Mint Hill will also request that emergency vehicle access be provided.

**PLANNING COMMITTEE RECOMMENDATION:**

Approved by a vote of 6-0.

# Mandatory Referral: MR01-33



**MANDATORY REFERRAL:**

**MINT HOLLOW/SHELLBURNE NEIGHBORHOOD PARK SITE**

**MCPR MR01-33**

**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:** May 24, 2001

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

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

**II. Project Name:** Mint Hollow/Shellburne Neighborhood Park Site

**III. Location and Description of Project:** The subject property is all of Tax Parcel 195-051-20 and includes approximately twenty (20) acres. This wooded site is located between the Mint Hollow and Shellburne subdivisions off Lawyers Road in the East Park District. Access from both subdivisions is in place where public street rights of way are stubbed at the tract's boundary.

**IV. Project Justification/Need:** This tract meets the 15 to 25-acre size criteria for neighborhood parks recommended in the *1989 Charlotte Mecklenburg Parks Master Plan*. Neighborhood parks are intended to be accessed by pedestrian means and to include amenities such as playgrounds, trails, picnic facilities and a multi-purpose field. This site could also be accessed from future neighborhoods as adjoining land is developed in a continuing single family residential pattern. The site is located in an area of the County that is under-served by existing public recreation facilities.

**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><i>Task</i></b>	<b><i>Begin</i></b>	<b><i>Completed</i></b>
Planning	Open space/for future development.	
Land		
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?) This property acquisition will provide future park/open space for a growing suburban area and meets the primary objective of the parks master plan: to provide outdoor recreation opportunities conveniently located to citizens in all areas of the County.

**VIII. Project Cost Estimate:** (Indicate the estimated total project cost and describe how this estimation has been made.) A market appraisal will be the basis for negotiating the acquisition of this land.

**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

***MINT HOLLOW/SHELLBURNE NEIGHBORHOOD PARK SITE OFF LAWYERS ROAD IN MINT HILL:***

**Located between Hollow Oak Drive and Stoney Meadow Drive**

