

**MANDATORY REFERRAL REPORT NO. 01-45**  
**MECKLENBURG COUNTY PARK AND RECREATION**  
**ACQUISITION OF PROPERTY IN MINT HILL FOR DISTRICT PARK**

**PROJECT LOCATION:** The subject property includes approximately 89 acres: all of Tax Parcel #195-031-06 and the majority of #195-031-04. This site is located on NC 51 between Well Road and Mintwood Drive in Mint Hill and is proposed to accommodate a future district park.

**PROJECT PROPOSAL:** The identified parcels are proposed to be land-banked for future public uses as a district park, to be developed as demand increases in the area for park uses, and funding becomes available.

**PROJECT JUSTIFICATION:** The anticipated population growth in this portion of the county suggests additional park needs for this area and both passive and active park uses are and will be needed. The property provides an open space/park opportunity near the retail core of Mint Hill, approximately mid-way between the Independence US 74 corridor and the town center. District parks are intended to provide convenient active recreation sites dispersed throughout the County; other public uses (such as a school or library) could also work along with a park on this site. The subject site compliments other park properties in this area of the County, in terms of spatial dispersal between and among large park sites.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:** Acquisition of proposed site preserves substantial open space in a fast developing portion of the County. The proposed site will be held for future development as a district park (with the potential for other public uses as identified in the future).

The Town of Mint Hill's *2000 Land Use Plan* calls for the land to be developed with low density residential development. Mint Hill's zoning ordinance requires a conditional use permit for the property to be used as a park, but town officials are supportive of park development at this location.

**PROJECT IMPACT:** The proposed purchase will have a positive impact for the area as Mint Hill develops, as it will protect this large tract of land from development and reserve it for open space and land for future public needs as the area develops.

**PROJECT COST:** Market appraisals will be the basis for negotiations and to determine land costs for this project.

**STAFF RECOMMENDATION:** The Joint Use Task Force reviewed and discussed the proposed purchase at their August 29, 2001 meeting. The potential for future joint use was acknowledged, but no agency cited specific plans for the area.

Planning Commission staff recommends approval of this Mandatory Referral for the purpose of purchasing land for park land-banking purposes, subject to zoning approval by the Town of Mint Hill.

**PLANNING COMMITTEE RECOMMENDATION:** Approve, 6-0.



## **Town of Mint Hill**

Post Office Box 23457  
Mint Hill, North Carolina 28227-0272  
Telephone 704-545-9726

September 12, 2001

Mr. Greg Burnham  
Charlotte-Mecklenburg Planning Commission  
600 E. Fourth Street  
Charlotte, NC 28202

Dear Mr. Burnham:

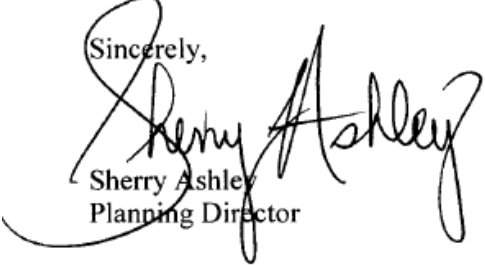
Thank you for the opportunity to submit comments on behalf of the Town of Mint Hill with regards to a district Park at Matthews-Mint Hill Road, Mintwood Drive and Well Road.

The request to land bank 89 acres for a future district park between Matthews-Mint Hill Road, Mintwood Drive and Well Road would be an asset to the Town of Mint Hill and its citizenry. This would also provide convenient access to recreational facilities for our citizens since there is no park in our jurisdiction between Lawyers Road and Idlewild Road.

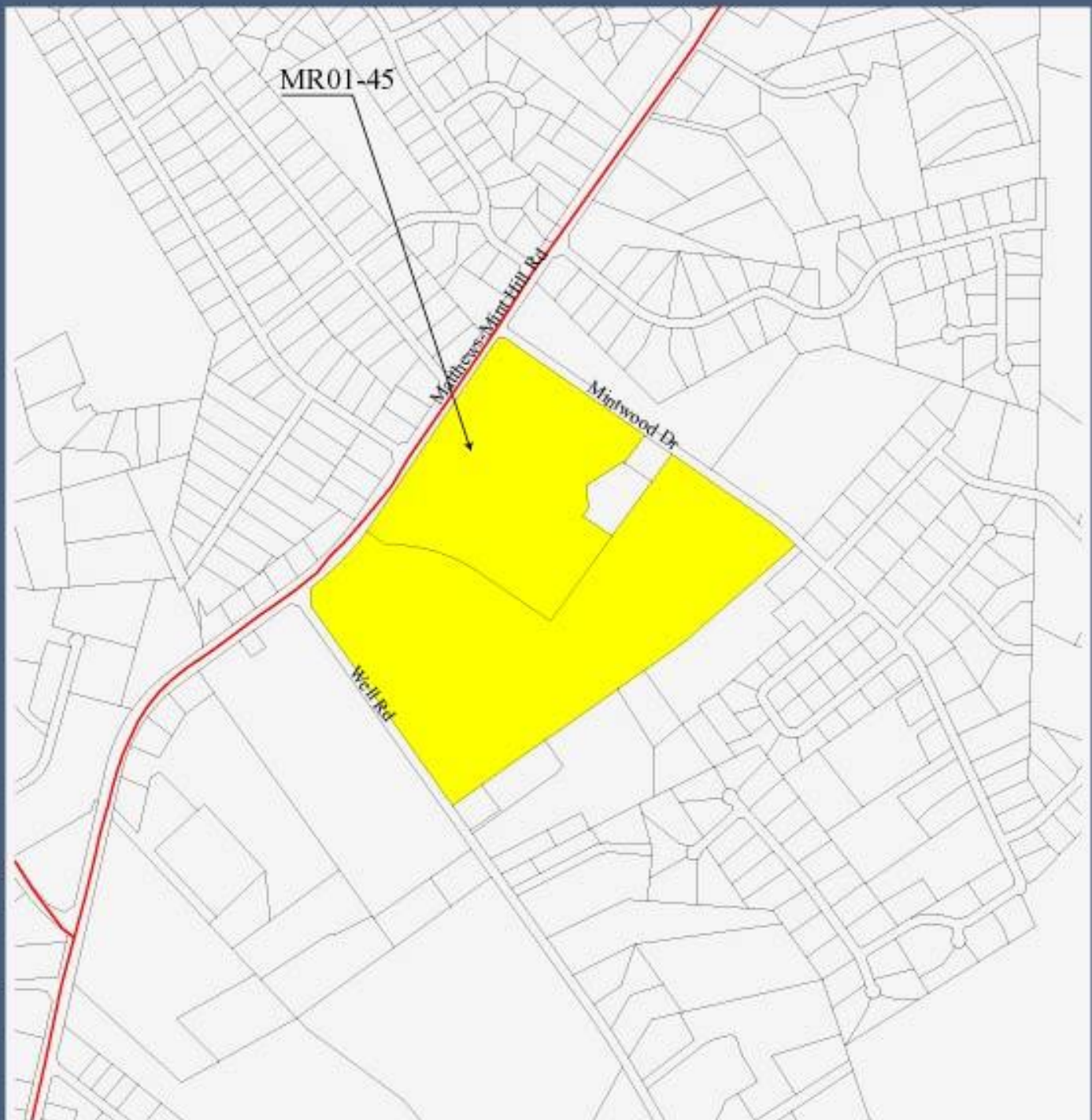
However, the mandatory referral information under section VII. includes other uses such as an elementary school, library, fire station, and other. The Town strongly prefers a park. Any other uses listed would need to be considered in more detail because of increased traffic concerns. We feel there would be less of a traffic impact with a park. The Town has recently rezoned property on Idlewild Road for an elementary and middle school and a new library was constructed in 1997.

Overall, the land banked for a future park is consistent with Town of Mint Hill's Land Use Plan that focuses on attractive gateways into Mint Hill and preserving open space. As a matter of information, please be aware that before clearing, grading or construction can begin, a Special Use Permit is required for parks and rezoning required for the other uses. As part of either of these processes, road improvements will be required. Again, Mint Hill's preference for this site would be a park. If you have any questions please call me at 704-545-9726.

Sincerely,

  
Sherry Ashley  
Planning Director

# Mandatory Referral: MR01-45



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



## **MANDATORY REFERRAL:**

**MINT HILL DISTRICT PARK SITE  
NC 51 at Well Road**

**MCPR MR#026**

## **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 Real Estate Services Department

**Date:** August 24, 2001

**Submitted By:** Mark Hahn, Director

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

**II. Project Name:** Mint Hill District Park Site – NC51 at Well Road

**III. Location and Description of Project:** The subject property includes approximately 89 acres; all of Tax Parcel 195-031-06 and the majority of #195-031-04. This site is located on NC 51 between Well Road and Mintwood Drive in Mint Hill and would accommodate district park facilities as well as possibly a future elementary school, library or other public facility.

**IV. Project Justification/Need:** The property provides an open space/park opportunity near the retail core of Mint Hill, approximately mid-way between the Independence US 74 corridor and the town center. District parks are to provide convenient active recreation sites dispersed throughout the County; other public uses (listed above) could also work along with a park on this site. Linkages to all parks via sidewalks and bike lanes are encouraged. The subject site relates well to other park properties in this part of the County in terms of spatial dispersal between large park sites.

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

|                                     |  |                              |          |
|-------------------------------------|--|------------------------------|----------|
| <b>NOTHING DONE BUT THIS REPORT</b> |  | <u>Land not yet acquired</u> | <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><u>Begin</u></b>                   | <b><u>Completed</u></b> |
|--------------|---------------------------------------|-------------------------|
| Planning     |                                       |                         |
| Land         | Land to be held for future public use |                         |
| 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?).**

Land would be held for future development as a park with potential for other public uses (elementary school, library, fire station, etc.)

**VIII. Project Cost Estimate:** (Indicate the estimated total project cost and describe how this estimation has been made.) Market appraisals will be the basis for negotiations to secure these properties.

**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

Two Tracts

