

**MANDATORY REFERRAL-REPORT NO. MR02-11**  
**ROZZELLS FERRY ROAD TRACTS at STEWART CREEK - Acquisition**

**PROJECT PROPOSAL AND LOCATION:** The proposal is to acquire three vacant tracts off Rozzells Ferry Road and Roslyn Avenue located partially within flood plain of Stewart Creek for inclusion in County Storm Water Services residential buy-out/water quality/stream restoration program. The property totals approximately 3 acres, all of Tax #069-027-10, 069-027-28 and 071-143-40. Thirteen other flood plain parcels have recently been acquired by County Storm Water Services for a stream restoration project on Stewart Creek between West Trade Street and Tuckaseegee Road.

**PROJECT JUSTIFICATION:** These parcels will provide public connectivity to the acquired 13 parcels and to Martin Luther King Park. These efforts will place the properties in public ownership so that losses due to flooding of homes, etc. will cease in this location. The restoration project is funded by the North Carolina Wetlands Restoration Program contingent upon completion of these land acquisitions and easement issues with a few private owners.

**CONSISTENCY WITH ADOPTED LAND USE AND PUBLIC POLICY:** This purchase is consistent with the Mecklenburg County Greenway Master Plan (1999) to acquire flood plain properties for open space, water quality enhancement and passive recreation use.

**PROJECT IMPACT:** This project will create continuity of public open space between neighborhoods, school and park facilities (Martin Luther King Park, Seversville Park/Bruns Elementary School). Properties have limited development potential due to being partially within the flood plain of Stewart Creek.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:** This is consistent with the Greenway Master Plan and Storm Water Services water quality enhancement and protection policies.

**ESTIMATED PROJECT COMPLETION DATE:** The purchase is funded. No building is contemplated.

**JOINT USE TASK FORCE REVIEW COMMENTS:** This matter was discussed at the April 3, 2002 Joint Use Task Force meeting and no comments were made.

**CMPC STAFF RECOMMENDATION:** These lots are within the Central District Plan and are recommended to be used as greenway and open space. This acquisition is therefore consistent with the adopted plan and therefore staff recommends approval of the request.

**CMPC PLANNING COMMITTEE RECOMMENDATION:** The Planning Committee recommended approval by a 6-0 vote.

# Mandatory Referral: MR02-11

