

MANDATORY REFERRAL-REPORT NO. 02-30
Brackett Property Natural Heritage Site on the Rocky River

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to purchase parcels 003-071-03, 003-071-04, 003-071-08 and 003-071-10, consisting of an area of +/- 61 acres. The property is located off Shearer Road in the northern portion of the County and within the extraterritorial jurisdiction of the Town of Davidson. The property will be designated a Natural Heritage site for preservation purposes. The property abuts the Rocky River, which is in the Pee Dee River basin.

PROJECT JUSTIFICATION:

The Town of Davidson and Mecklenburg County, in partnership with the Catawba Land Conservancy are continuing to work together in identifying eligible lands for Natural Heritage status. The Park and Recreation department's Natural Resources division has identified this site eligible for designation as a Natural Heritage site. The Natural Heritage Inventory is a State of North Carolina initiated program, allowing for identification and preservation of local, regional and/or state significance.

Natural and undisturbed lands allow for floodwater absorption, ground water recharge, sediment control, habitat for plant and animals and the production of breathable air.

CONSISTENCY WITH ADOPTED LAND USE PLANS AND PUBLIC POLICY:

This proposal is consistent with Davidson's Open Space and preservation policy and with Mecklenburg County Park and Recreation's master plan.

This area falls within the parameters of the Town of Davidson's Extraterritorial Jurisdiction.

PROJECT IMPACT:

The property would be managed primarily as an undeveloped natural area with some passive and/or limited outdoor recreational activities, to be determined at a later date between Mecklenburg County Park & Recreation and the Town of Davidson.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

No public or private projects, which would impact this proposal or be impacted upon, have been identified in this area.

ESTIMATED PROJECT COMPLETION DATE:

The lands will be preserved in a relatively pristine manner, within the foreseeable future. At some point, a passive and/or a low impact use, may be fashioned for public use.

JOINT USE TASK FORCE REVIEW COMMENTS:

The JUTF met September 4, 2002 and, although no joint development opportunities were identified among JUTF agencies, it was suggested that the property's location adjoining the Mecklenburg/Cabarrus line might create joint use opportunities with one or more Cabarrus County public agencies.

CMPC STAFF RECOMMENDATION:

Planning Staff recommends this Mandatory Referral be approved.

CMPC PLANNING COMMITTEE RECOMMENDATION:

The Planning Committee recommended approval by a vote of 6-0 at their September 17, 2002 meeting.

Mandatory Referral: MR02-30

