

**MANDATORY REFERRAL REPORT NO. 05-09**  
**Proposed County Acquisition of Allison Farm in the Town of Davidson's ETJ**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County, working in cooperation with the Town of Davidson, proposes to purchase the Allison Farm for future parkland development. The property is currently undeveloped, and consists of abandoned agricultural fields, wooded slopes and a beaver-enhanced wetland. The 34.34-acre property is located at 21705 Shearer Road (just south of the Iredell County line) and is zoned by Davidson as RPA (Rural Planning Area). The property is tax parcel 003-051-06.

**PROJECT JUSTIFICATION:**

Through its Parks Master Plan, the Town of Davidson is striving to meet the recreational needs of its residents while preserving the rural character of the community. Once acquired by the County, this property will be leased to the Town of Davidson for future development with both active and passive recreational amenities.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

This project is consistent with the Town of Davidson's Parks Master Plan.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The proposed project is consistent with the Town of Davidson's land planning goals.

**PROJECT IMPACT:**

Acquisition of the Allison Farm will increase the Town's open space and parkland acreage and enhance recreational opportunities in the community. Such development will also preserve the rural character of the Shearer Road corridor.

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

The Allison Farm is located in close proximity to Fisher Farm Park (parcel # 003-111-04 and Brackett Bluff Nature Preserve (parcel # 003-071-15; 003-071-04), also located along Shearer Road (see map). Fisher Farm Park is a 200-acre park site (currently undeveloped) owned and operated by the Town of Davidson. This park will be primarily developed with low-impact, passive recreational amenities (greenway trail, hiking/biking trails, picnic areas, playgrounds, playfields). Mecklenburg County holds a conservation easement on this property in accordance with the Open Space/Parkland Acquisition Challenge Program Interlocal Agreement. The conservation easement limits the size of the active recreation area and serves to protect the rural viewshed, riparian corridors and forest habitat. The Allison Farm, located just north of Fisher Farm Park, will be developed as a more active-recreation oriented facility. The Town is planning to connect the two sites through future acquisitions. Both sites are located on the west side of Shearer Road.

The 60-acre Brackett Bluff Nature Preserve (undeveloped) is a natural heritage site of Regional Significance owned and managed by Mecklenburg County. As a nature preserve, this property is afforded the highest level of protection within the Mecklenburg County parkland classification system. In accordance with the 1997 Nature Preserve Master Plan, the property can only be used for passive recreation purposes (i.e. hiking, nature study, etc.). The site is identified as a natural heritage site by the State based on the presence of diverse natural communities, rare plant species and unusually steep topography. As such, the State places a high priority on the preservation of this property. This site is located on the east side of Shearer Road and adjoins the Rocky River. This property is protected by a conservation easement held by the Catawba Lands Conservancy. Any future development of this site will be limited to pedestrian trails.

**ESTIMATED PROJECT COMPLETION DATE:**

Acquisition of the Allison Farm is expected to be completed by the end of October 2005. Preliminary development of park amenities by the Town of Davidson will begin within two years. Complete development will occur as funding becomes available.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed this proposal at their September 7, 2005 meeting and no comments were offered.

**CMPC STAFF RECOMMENDATION:**

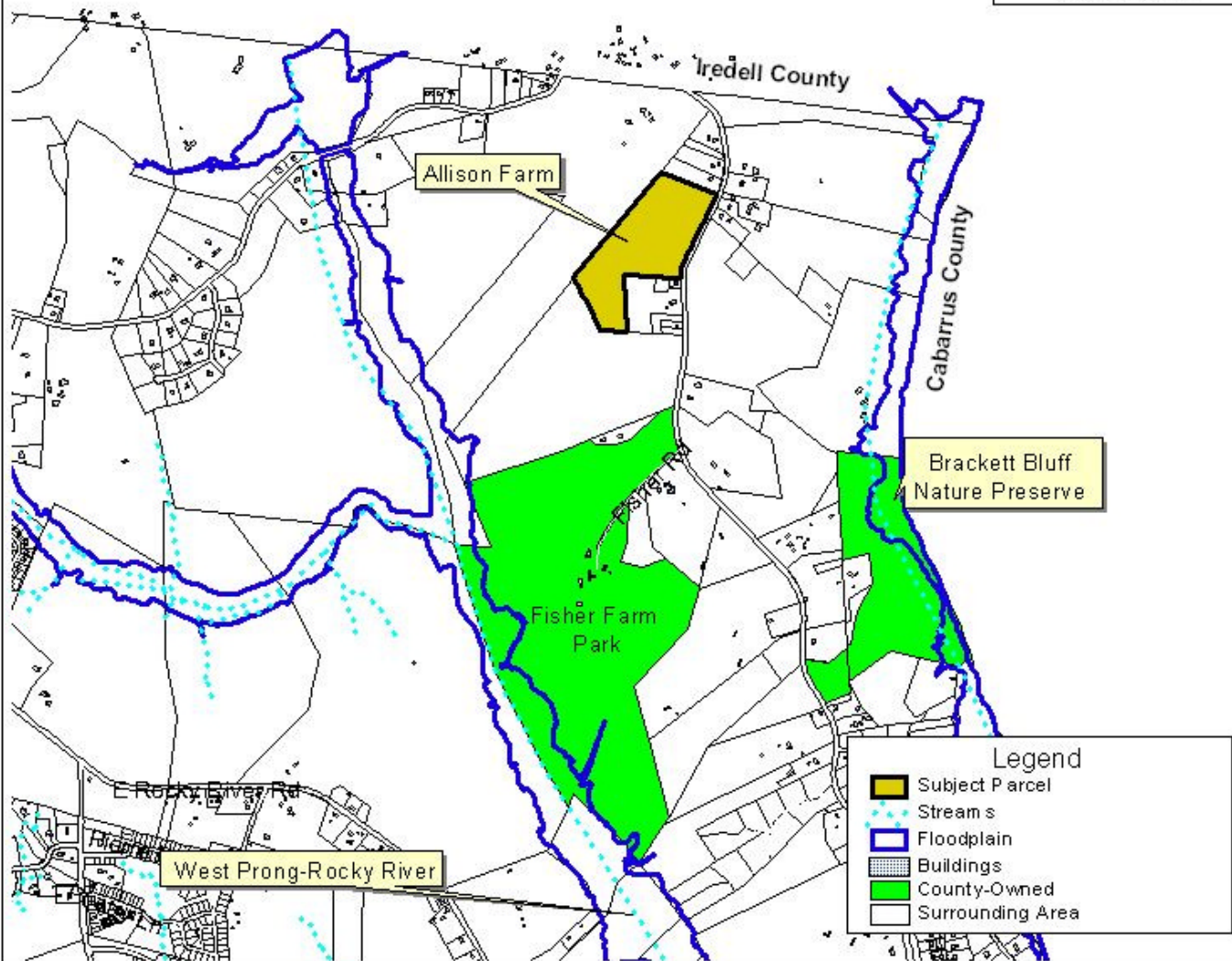
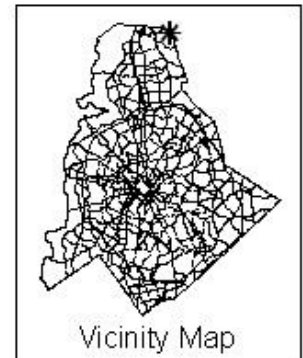
Staff recommends acquisition of this property for the stated purpose.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At its September 20, 2005 meeting the Planning Committee recommended approval by a vote of 5-0.

## Mandatory Referral Map – Allison Farm Acquisition





## Mandatory Referral



No Scale

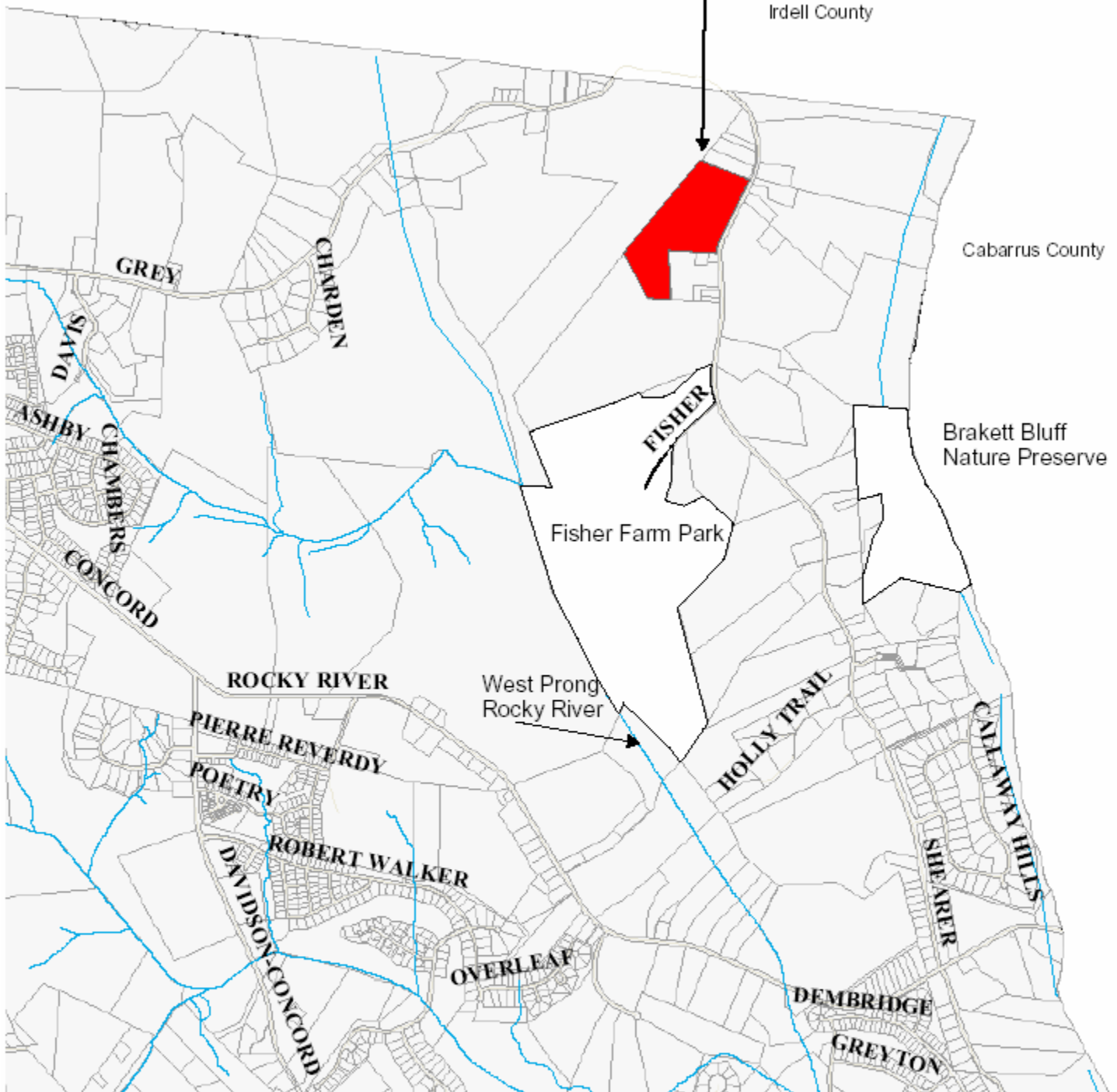
Mecklenburg County, working with the Town of Davidson, proposes to purchase the Allison Farm for future parkland development. Tax Parcel 003-051-06

Mecklenburg County



Real Estate Services  
September 7, 2005

# MR 2005-09



## Legend



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0 550 1,100 2,200 3,300 4,400 5,500 Feet