

**MANDATORY REFERRAL REPORT NO. 06-23**  
**Proposed Land Exchange at Berewick District Park**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County and Pappas Properties seek to exchange ownership of several properties at Berewick District Park on Dixie River Road. The County assembled and acquired four parcels of land (PID #s 141-171-11, 141-171-12, 141-171-19, 141-171-23) in 2002 for a district park and a CMS elementary school. Dixie River Road separates PID # 141-171-23 (10.62 acres) from the other three parcels. All four parcels are undeveloped and heavily forested. Surrounding lands are also primarily undeveloped and forested. These parcels are currently zoned MX-1 (Mixed Use District).

Pappas Properties owns two parcels (PID #s 141-171-04, 141-171-17) comprising 4.91 acres which are contiguous with the park/school site and have frontage on Dixie River Road. Both parcels are undeveloped, forested and are currently zoned Commercial Center (CC).

The proposed land exchange would transfer ownership of PID # 141-171-23 (10.62 acres) from Mecklenburg County to Pappas Properties and transfer ownership of PID #s 141-171-04 and 141-171-17 (combined 4.91 acres) from Pappas Properties to Mecklenburg County. In addition, Pappas Properties would convey to the County approximately 6.5 acres of PID # 141-171-01 (area between and including Beaverdam Creek and its tributary) located west of the park/school site.

**PROJECT JUSTIFICATION:**

This land exchange will benefit the park/school site and the proposed Berewick Towncenter Development. Parcel # 141-171-23 is separated from the remaining park acreage. Due to its small size (10.62 acres) and isolation from the remaining park/school site, PID # 141-171-23 has limited potential for facility development and public use. In contrast, the 4.91 acres immediately adjacent to the park/school site provides additional contiguous acreage and increases the amount of road frontage available for park/school visibility and development. The 6.5 acres (PID # 141-171-01) to be conveyed to the County will enhance water quality protection efforts along Beaverdam Creek. The County has already conveyed a conservation easement to the State along the section of Beaverdam Creek that passes through the district park site. The proposed Berewick Towncenter Development will also benefit as this land exchange will increase contiguous acreage for residential development.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

This project is consistent with park development policies by avoiding fragmentation of park amenities. This results in a safer and more user-friendly park facility.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

**PROJECT IMPACT:**

This land exchange will enhance park/school and residential development and improve water quality protection in the Lake Wylie watershed, to which Beaverdam Creek flows.

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

The alignment of Dixie River Road was planned to be relocated south of the park/school site, thereby eliminating the isolation of PID # 141-171-23 from the remaining park acreage. However, it has been determined that this road realignment will not occur. Therefore, the proposed land exchange is advantageous to both Mecklenburg County and Pappas Properties since it will facilitate development by increasing the amount of contiguous land ownership.

**ESTIMATED PROJECT COMPLETION DATE:**

If approved, the land exchange will be completed by December 2006.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

**CMPC STAFF RECOMMENDATION:**

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

**Withdrawn by applicant**

## Mandatory Referral – Berewick District Park Land Exchange

Pappas Properties land to be conveyed to County

County land to be conveyed to Pappas Properties

