

MANDATORY REFERRAL REPORT NO. 07-13
Proposed Berewick Land Exchange at Dixie River Road

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes a land exchange between the County of +/- 1.21 acres of land from Tax Parcel #147-171-23 and Pappas Properties, LLC of +/- 1.24 acres including all of Tax Parcel # 141-171-04 and a portion of 141-171-17; both tracts located on Dixie River Road at the Berewick Park site in the southwestern portion of the County. The County tract – on the south side of Dixie River Road - was acquired as part of the larger park site. The two exchange properties (both vacant) are mirror triangles of one another. The County parcel is zoned MX-1 (watershed protected) while the Pappas property is zoned CC (Community Commercial) (watershed protected).

PROJECT JUSTIFICATION:

The exchange improves access to both County and Pappas acreage from Dixie River Road. The proposed exchange of land will enable access to a planned subdivision on the south side of the road and the future access point to the park/school site on the north side of the road to be aligned across from one another. The land added to the Berewick park site will provide +/- 417 feet of additional frontage on Dixie River Road, which will improve the configuration of the site and development potential of this portion of the County site.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This land exchange will improve access to both the planned subdivision on the south side of Dixie River Road and to the park/school on the north side of the road. This will improve traffic flow and access to both areas.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Dixie Berryhill Plan* (2003) calls for park/open space use of the park property, and office/commercial/light industrial uses (due to airport noise issues) of the area surrounding the park development. The plan calls for residential use of the Berewick property just south of the slivers of the subject properties, based on recent rezonings and site plan amendments. In the course of approvals, changes in the proposed alignment of Dixie River Road have been made. The land swap proposed will transfer slivers of land on the sides of the road to allow for better site frontage and access for the park on one side and the Berewick development on the other side. Given the relatively minor proposed land swap, and the fact that there is no proposed change of use to the larger parcels to which they will be joined, land use plan inconsistencies are determined to be inconsequential.

PROJECT IMPACT:

The land exchange improves both access and configuration for both the County and the Pappas sites, notably improved safety (alignment of roads/driveways leading into each site). Since Dixie River Road will be widened in this area, along with the development of land along both sides, alignment of entrances to subdivision and/or major facilities supports traffic flow and ingress/egress from both the subdivision and the park/school facilities.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The land exchange supports improved access and provides additional road frontage to the park/school site.

ESTIMATED PROJECT COMPLETION DATE:

The Pappas development to be accessed by the street on the south side of Dixie River Road will likely begin shortly. No monetary exchange is anticipated with this transaction. The master planning process leading to park development is underway at Berewick Park, to be funded by 2004 park bonds.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at its May 2, 2007 meeting and although no joint use opportunities were identified, County staff used the opportunity to note that the purpose of this transaction from the County's perspective is to increase the park's road frontage on Dixie River Road.

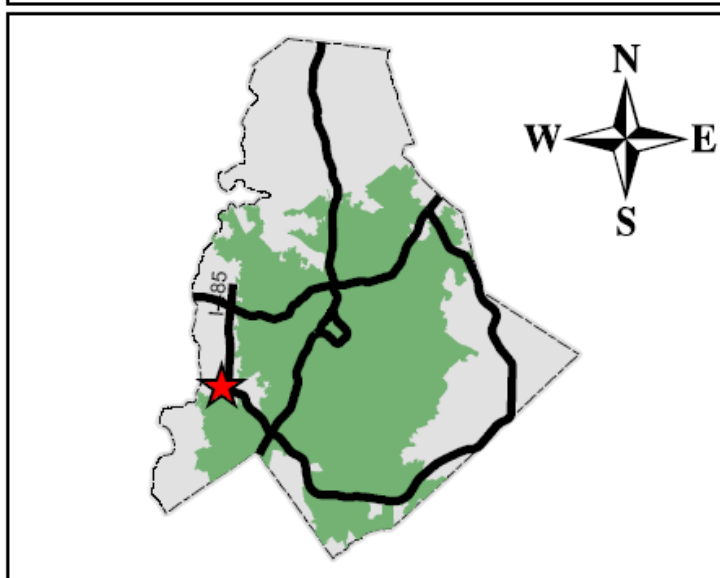
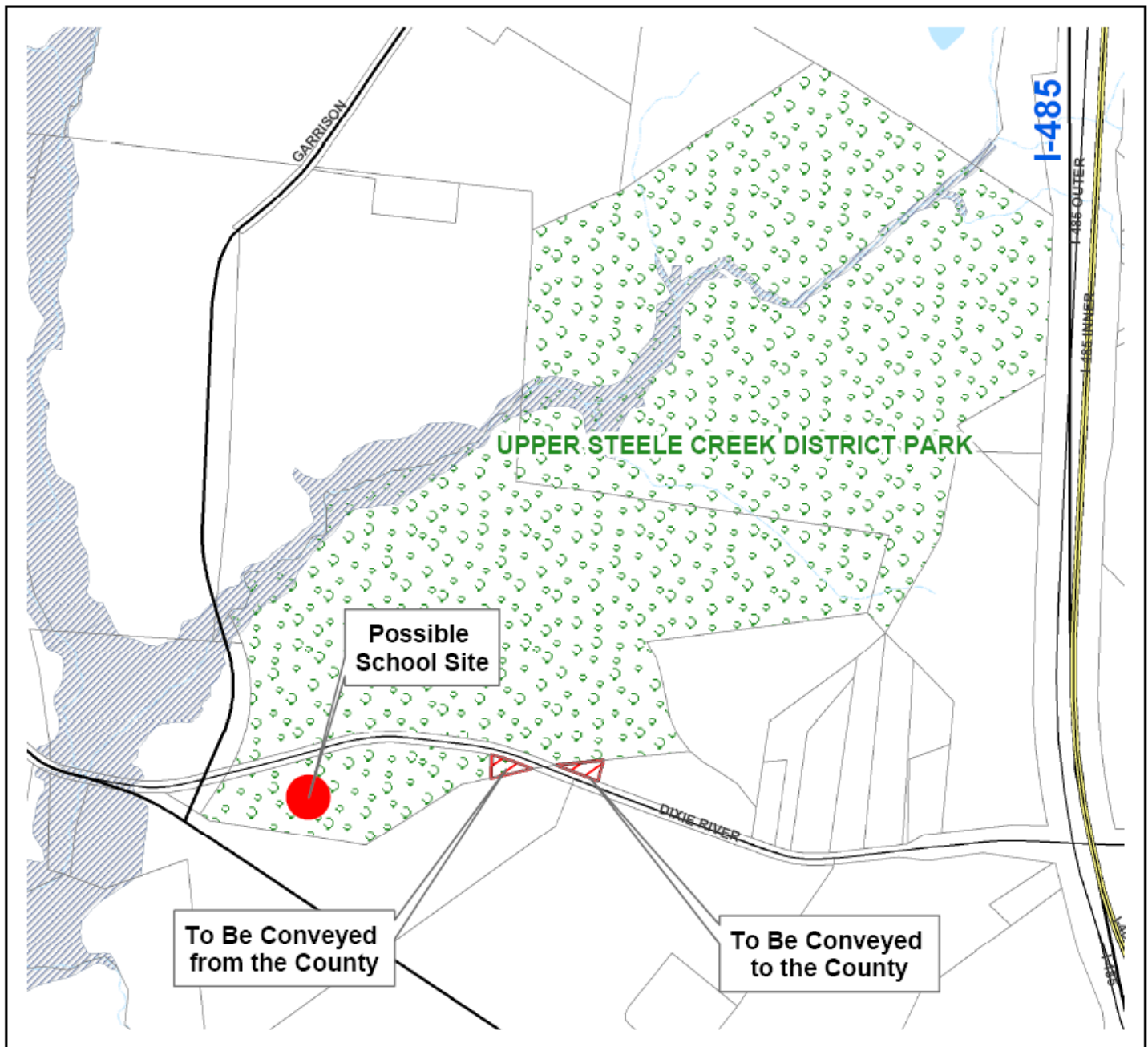
PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the proposed property exchange, because the project will support the land use recommendations of the *Dixie Berryhill Plan*, as well as improved access to the properties involved.

CMPC PLANNING COMMITTEE RECOMMENDATION:




At their May 29, 2007 meeting the Planning Committee recommended approval by a vote of 5-0.

Staff resource: Kent Main



Mandatory Referral 07-13

County Real Estate Services

-  Mandatory Referral 07-13
-  FEMA 100 Year Floodplain
-  Park Property

Map Produced by the Charlotte-Mecklenburg Planning Department for illustrative purposes only.