

MANDATORY REFERRAL REPORT NO. 08-15
Proposed Acquisition of Duke Energy Property at Latta Plantation Nature Preserve

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to purchase approximately 3.55 acres (Tax Parcel 023-141-02) from Duke Energy Corporation to eliminate an in-holding on Sample Road within Latta Plantation Nature Preserve, in Charlotte's extraterritorial jurisdiction. The parcel is encumbered with two (2) transmission line rights-of-way which encompass approximately 2.01 acres. The remainder of the tract is undeveloped and consists of a mixed pine-hardwood forest. The park surrounding the parcel is used as preserved open space. An equestrian trail passes through the parcel and a canoe/kayak access to Gar Creek is located southwest of the parcel. The power transmission right-of-way adjoining the site is occasionally used for overflow parking at major events held at the park. No improvements are planned on the property following the proposed acquisition.

When Duke Energy originally purchased the property back in the 1970's, it was customary to acquire land at the intersection of major transmission corridors. The technology associated with connections across corridors has changed dramatically since then, so they no longer have need for this property.

The parcel is zoned R-5 (Residential) by the City of Charlotte.

PROJECT JUSTIFICATION:

This acquisition will remove an in-holding within the boundaries of Latta Plantation Nature Preserve and expand the nature preserve to approximately 1,343 contiguous acres.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Continued expansion of Latta Plantation Nature Preserve is supported by and consistent with the 2008 *Nature Preserves Master Plan*, a component of the 2008 *Comprehensive Park and Recreation Master Plan* that is anticipated to be considered for adoption by the Board of County Commissioners at their May 7, 2008 meeting.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Northwest District Plan* (1990) recommends Park/Open Space for the site. Therefore, the Park/Open Space land use would be consistent with the *Northwest District Plan*.

PROJECT IMPACT:

This project will have a positive impact on the nature preserve by eliminating a 3.55-acre in-holding. There are no negative impacts associated with this project.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This parcel is located within the boundaries of Latta Plantation Nature Preserve, therefore, the acquisition of this property has no relationship to other public or private projects.

ESTIMATED PROJECT COMPLETION DATE:

Mecklenburg County anticipates acquiring this property in June 2008.

JOINT USE TASK FORCE REVIEW COMMENTS:

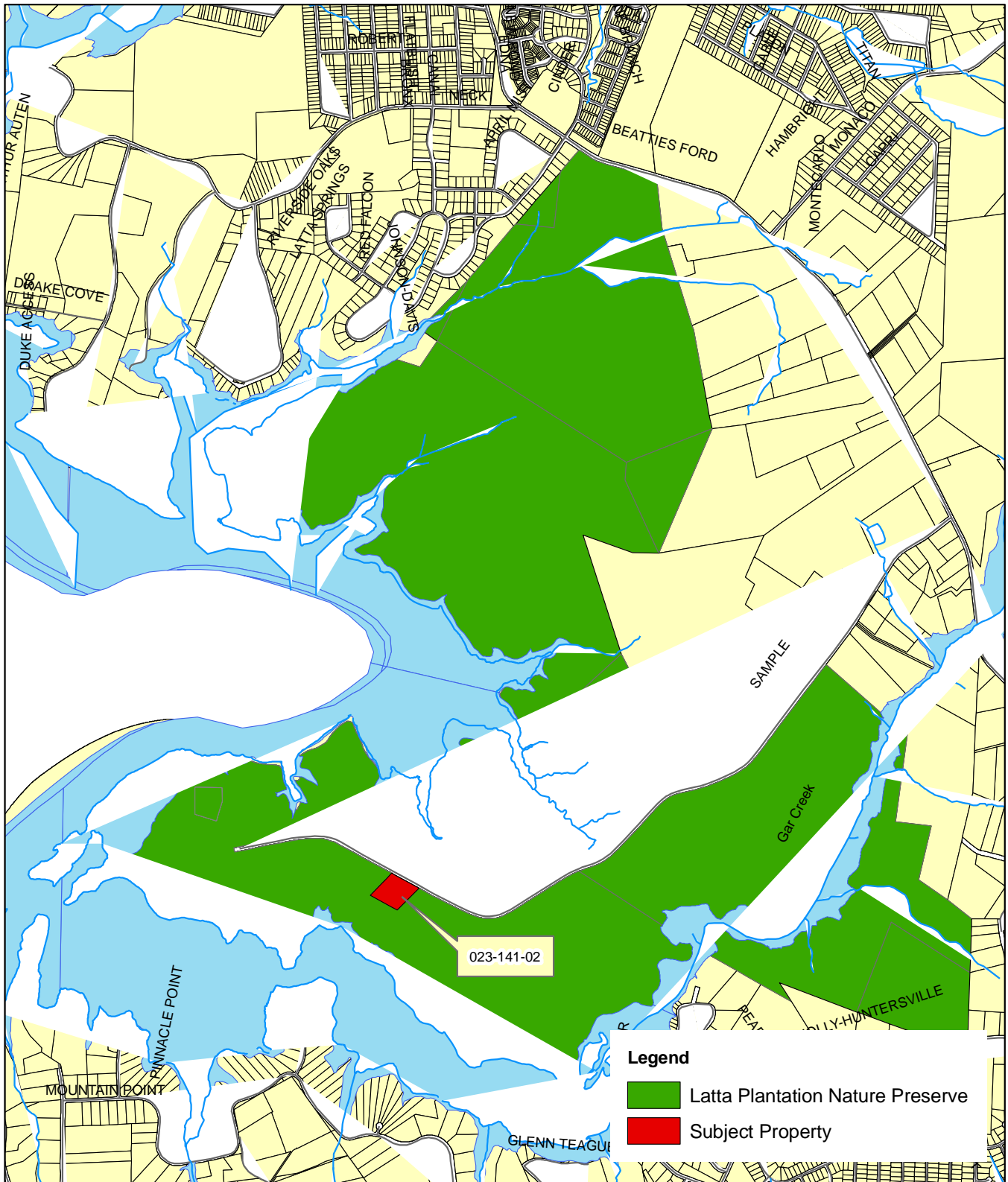
The Joint Use Task Force discussed this matter at their May 7, 2008 meeting and no comments were offered.

PLANNING STAFF RECOMMENDATION:

Planning Staff recommends approval of this proposed transaction.

CMPC PLANNING COMMITTEE RECOMMENDATION:

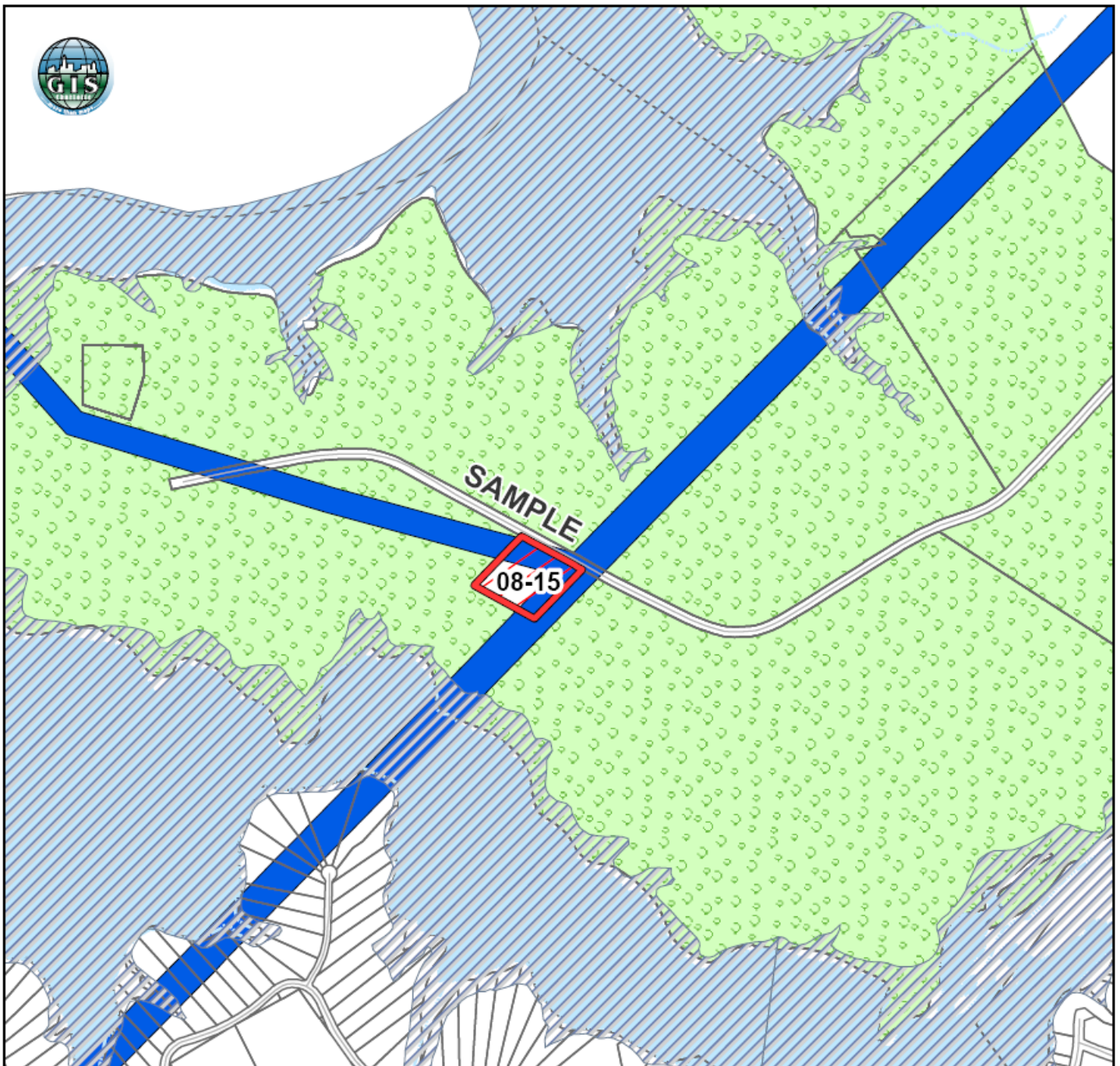
The Planning Committee voted to recommend approval of this transaction at their May 20, 2008 meeting, by a 6-0 vote.



Proposed Acquisition of +/- 3.55 acres
at Latta Plantation Nature Preserve
from Duke Energy Corporation





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





Mandatory Referral 08-15

Mecklenburg County Real Estate Services

-  Mandatory Referral
-  FEMA 100 Year Floodplain
-  Overhead Electrical Transmission Lines
-  Park Property