

MANDATORY REFERRAL REPORT NO. 08-28
Land Acquisition in Mountain Island Lake Watershed Protection Area

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Real Estate proposes to acquire +/- 7 acres from Tax Parcel 01304213 located on Allison Ferry Road in Huntersville. The property is vacant, within the Critical Area 4 of Mountain Island Lake Watershed Protection category, and zoned R (Rural) under Huntersville's zoning ordinance. The tract is near the Stephens Road Nature Preserve as well as Rural Hill and the Cowans Ford Wildlife Preserve. This property is located in the Northwest Park District.

PROJECT JUSTIFICATION:

This land is proposed to expand the watershed protection, open space and nature preserve lands adjoining Mountain Island Lake.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This property is included in the aggregation of properties that have been evaluated and proposed for acquisition for watershed protection, wildlife corridor and habitat protection, open space and nature preserve in this northwest portion of the County. The acquisition is consistent with these County goals.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Town of Huntersville has reviewed the Mandatory Referral and is in full support of the proposed action. Since the Town of Huntersville's adopted future land use parallels their existing zoning, the proposed use would be allowable under the restrictions dictated by the Rural (R) zoning.

PROJECT IMPACT:

This acquisition will expand the preserved lands in this area of the protected watershed and exclude the possibility of future development of the property.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This acquisition is a continuation of the County's land acquisition to protect and enhance our drinking water quality in the Mountain Island Lake area.

ESTIMATED PROJECT COMPLETION DATE:

Acquisition will be completed within a few months.

JOINT USE TASK FORCE REVIEW COMMENTS:

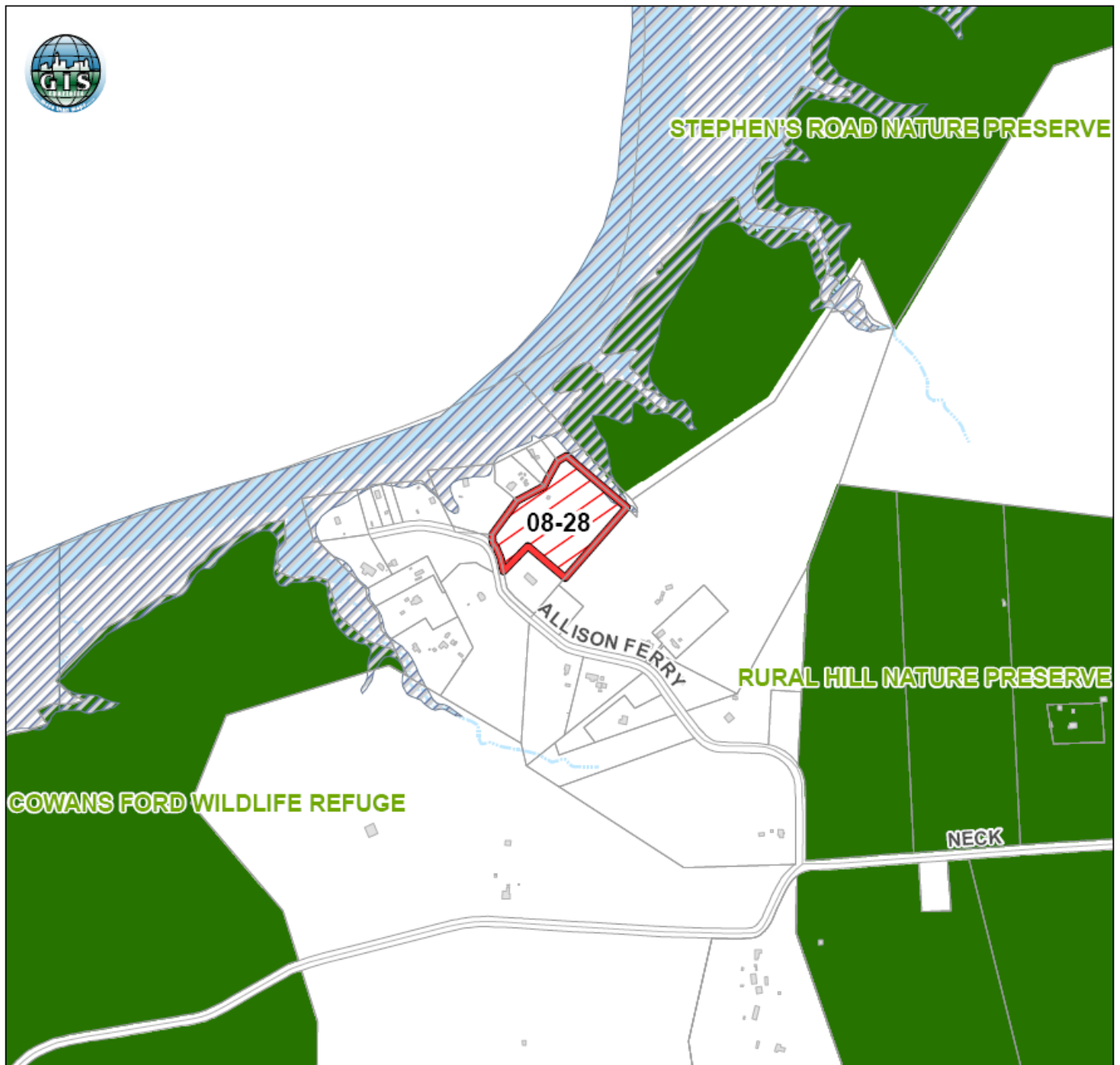
The Joint Use Task Force discussed this matter at their July 2, 2008 meeting at which time no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of this transaction.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their July 15, 2008 meeting the Planning Committee recommended approval by a 5-0 vote.



Mandatory Referral 08-28

County Real Estate Services



Mandatory Referral



Existing Park



Proposed Park



Greenway Property



Nature Preserve