

MANDATORY REFERRAL REPORT NO. 09-13
Proposed Land Acquisition on Shearer Road in Davidson's ETJ for Parkland

PROJECT PROPOSAL AND LOCATION:

This project is the proposed acquisition of +/- 70.86 acres consisting of Tax Parcel 003-331-02 on Shearer Road in the north/northeasterly portion of the County within the Town of Davidson's extraterritorial jurisdiction. The property is currently vacant and links a land holding to the south owned by the Town (200 acre Fisher Farm Park; Tax Parcel 003-111-04) and to the north by the County (4 acres and 33.65 acres; Tax Parcels 003-051-13 and 003-051-06). These properties were acquired for park and open space purposes. The subject property will bridge these two areas into one solid tract containing +/- 302.51 acres. The property is zoned RPA (Rural Planning Area) under Davidson's Planning Ordinance.

Once assembled, the County proposes to lease its portion of the property to the Town which will develop and operate it as passive public parkland (including a section of greenway, which has already been constructed on adjoining properties).

The Town of Davidson is in favor of the proposed transaction and support the intended parkland use.

PROJECT JUSTIFICATION:

Expanding existing park sites to create larger contiguous acreage provides opportunities for locating multiple outdoor recreation facilities in combination with protection of tree cover, wildlife corridors and streams. There are significant environmental features on the property as well as a variety of wildlife for which this space would provide refuge and habitat.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This project is consistent with the *2008 Mecklenburg County Parks Master Plan* objectives, and its objectives focusing on expanding existing open space/park sites where feasible. The western boundary of the site is formed by the east branch of Rocky River, which is a proposed greenway, according to both the Town's and the County's greenway master plans.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Town of Davidson's adopted land use policy in this part of the extraterritorial jurisdiction is to limit development due to the lack of sewer and to preserve the high quality of the habitat and rural character. The zoning is Rural Planning Area and parks are permitted by-right in this area.

PROJECT IMPACT:

This project takes this tract out of play for future residential development and expands/connects two large land holdings on the eastern side of Davidson. Additionally, public ownership will ensure the preservation of high quality habitat for native plants and species and significant mature deciduous tree cover.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This property is to be utilized as open space/park land. It does not affect any other public projects in this area. It includes a section of floodplain that is designated as one of Davidson's greenway corridors.

ESTIMATED PROJECT COMPLETION DATE:

This project is for land acquisition only and is funded by 2007 Park Land Bonds. Development of future park facilities will occur at least five years out.

JOINT USE TASK FORCE REVIEW COMMENTS:

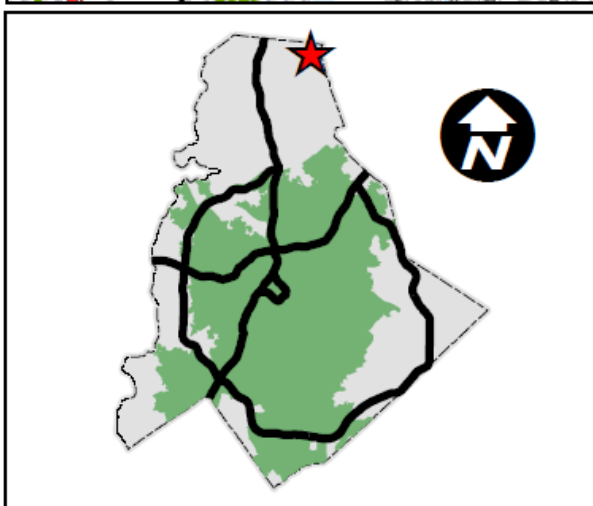
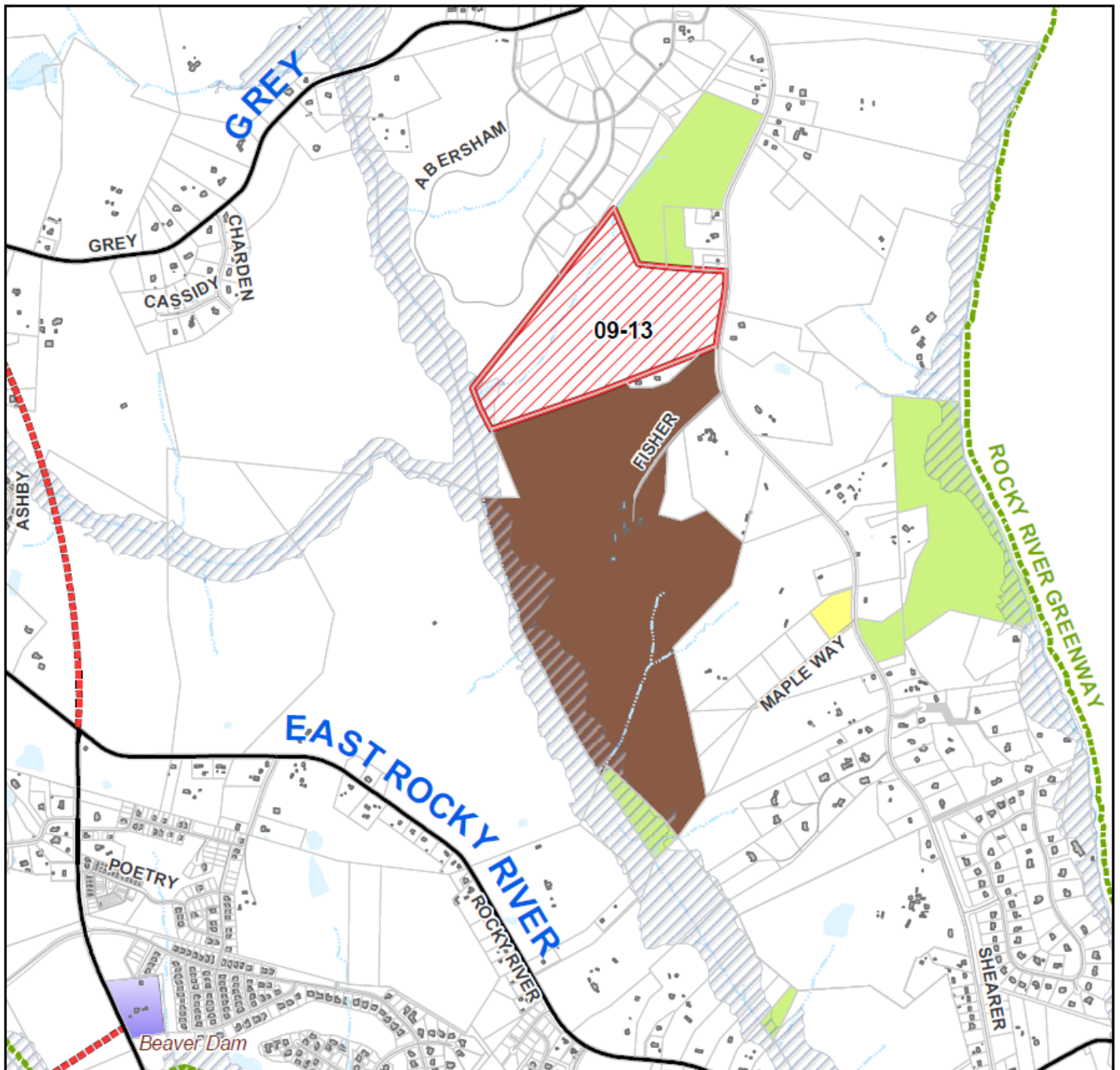
This matter was discussed at the July 1, 2009 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of this proposed transaction for the intended purpose.

CMPC PLANNING COMMITTEE RECOMMENDATION:





At their July 21, 2009 meeting the Planning Committee recommended approval by a 6-0 vote.



Mandatory Referral 09-13

Submitted by: County Real Estate

Initiated by: Park & Recreation

-  Mandatory Referral
-  City Property
-  County Property
-  Davidson Property

