

MANDATORY REFERRAL REPORT NO. 11-11
Proposed County Acquisition of Land in Pineville as Future Parkland

PROJECT PROPOSAL AND LOCATION:

This project is the proposed acquisition of +/- 52 acres included in Tax Parcel 221-032-33 in the southerly portion of the County within the Town of Pineville. The property is currently vacant (except for a private home in the northeastern portion property which will be subdivided out prior to acquisition and is therefore not subject to this project). The property is situated immediately south of a +/- 41 acre tract of County owned property that is leased to the Town of Pineville for Pineville Community Park and the +/- 71 acres Jack Hughes Park (owned by the Town of Pineville). Acquisition of this site would be a joint venture among the County, the Town of Pineville, and Catawba Lands Conservancy (CLC). Once acquired, the subject property will be owned by the County and leased to the Town, with CLC holding a conservation easement on the property. The Town envisions mostly passive recreation on the property which will include a greenway trail (Little Sugar Creek Greenway).

The property is zoned R-12 Residential (single family residential with minimum 12,000 square foot lots) under Pineville's Zoning Ordinance.

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. The Town of Pineville is supportive of adding this tract to expand and connect the existing land holdings in the Town.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This project is consistent with the 2008 *Mecklenburg County Parks Master Plan* objectives, and the Little Sugar Creek Greenway (Little Sugar Creek forms a portion of the site's southern boundary) is contained within the 2008 *Mecklenburg County Greenway Master Plan*. This project is tied to the 2008 parks plan and to objectives focused on expanding existing open space/park sites where feasible.

Recreational uses are allowed by-right in the current R-12 zoning classification for this parcel.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

Establishment of a park at this location is consistent with the Town of Pineville *Future Land Use Plan* (2000), which calls for low-density residential on this site. Since parkland is a permitted use in a residential district, the Town considers that consistent with the Plan.

PROJECT IMPACT:

This project takes this tract out of play for future residential development and creates three large contiguous public land holdings in the Town of Pineville.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This property is to be utilized as open space/park land. It does not affect any other known public projects in this area.

ESTIMATED PROJECT COMPLETION DATE:

This project for is land acquisition only and is expected to be completed by the end of August. The timeframe for development of future park facilities will be determine at a later date.

JOINT USE TASK FORCE REVIEW COMMENTS:

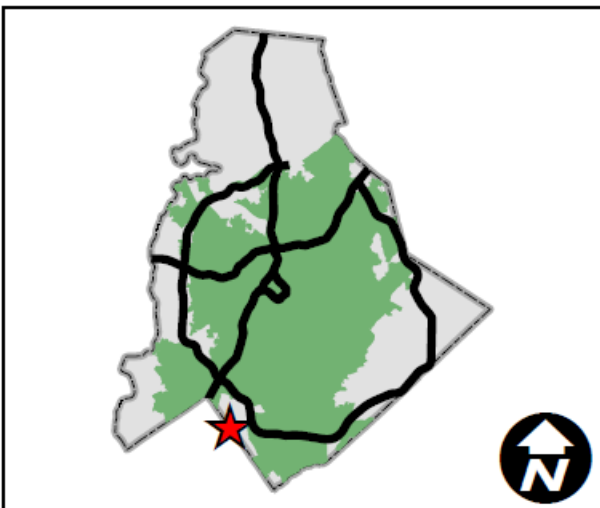
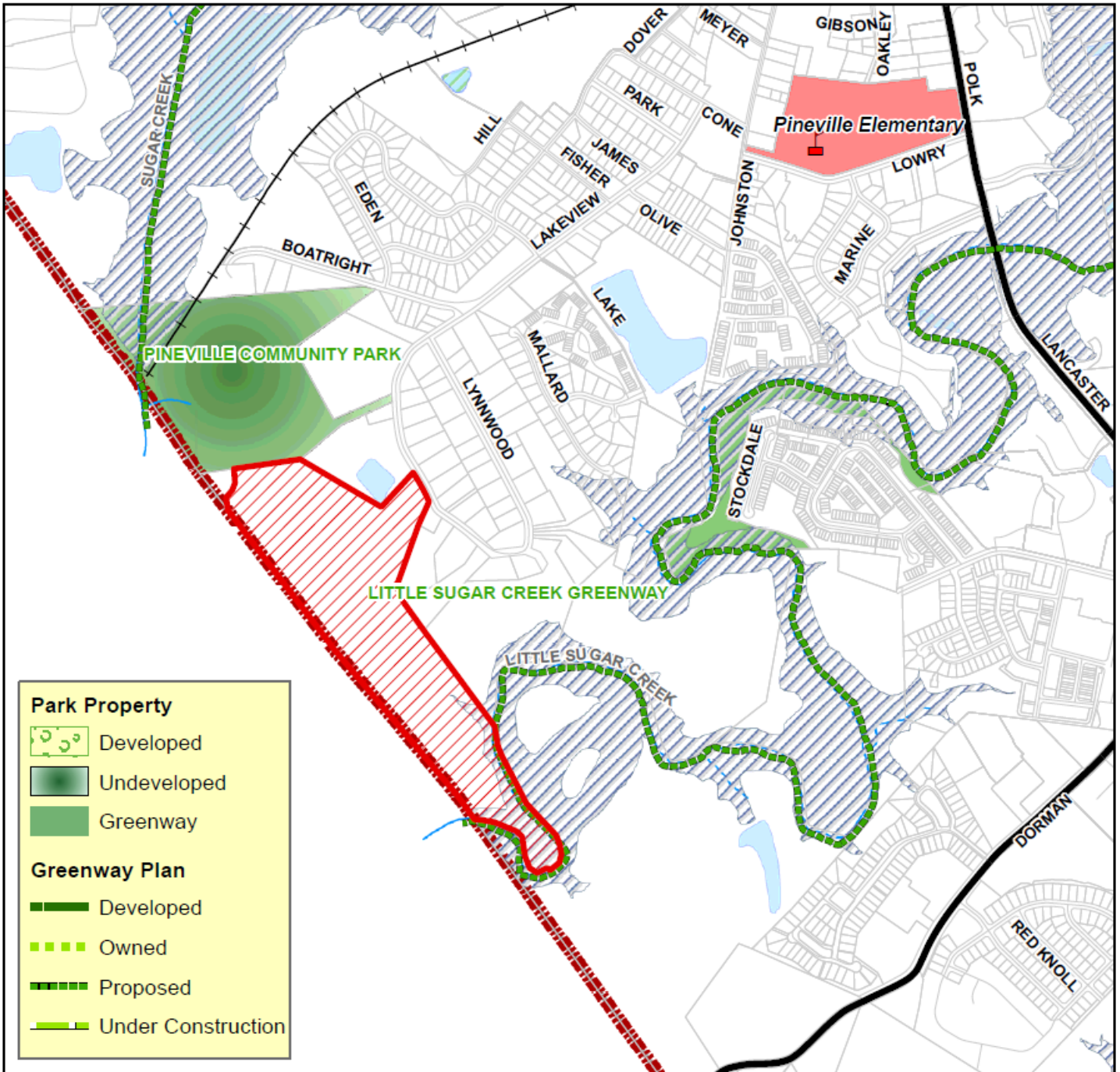
The Joint Use Task Force has not reviewed this proposed transaction.

PLANNING STAFF RECOMMENDATION:

Town of Pineville staff have expressed support for this proposed transaction. Planning staff recommends approval.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their July 19, 2011 meeting the Planning Committee recommended approval by a 6-0 vote.



Mandatory Referral 11-11

Submitted by: County Real Estate

Initiated by: Mecklenburg County Park & Recreation

Mandatory Referral

County Property





Town of Pineville
Pineville Town Hall
P.O. Box 249
Pineville, North Carolina 28134
Telephone 704-889-2291

July 19, 2011

Jonathan Wells, AICP
Capital Facilities Program Manager
Charlotte-Mecklenburg Planning Department

Re: County Mandatory Referral for Real Property Acquisition in Pineville

Jonathan,

As of today's date, the Town of Pineville, Mecklenburg County Parks and Recreation, and Catawba Lands Conservancy (CLC) are in the process of acquiring +/- 52 acres of property located off Lakeview Drive in Pineville (further reference as parcel # 221-032-33). This joint venture is to conserve the land for future recreational activities. Currently the property is Zoned R-12 Residential, which by the Pineville Zoning Ordinance (PZO), means that the minimum lot size is 12,000 square feet. Table 6.1 of the PZO Use Classification states that **Recreation Facilities, Public** is permitted by right, therefore there is no need to rezone the property.

At this time there is a single family residence on the property. It is located on Lakeview Drive at the entrance to this property. It is the Town's understanding that the bank that owns the property would like to subdivide the house and necessary land to sell the property to recoup some of their expenses. The Town of Pineville does not see any problem with this and encourages this action. The subdivision is an Administrative Subdivision and will be handled by Pineville Planning Staff and representatives from the current owners. If the purchase of the property is approved the subdivision must be recorded prior to final purchase.

After reviewing the Mandatory Referral Report No. 11-11, the information provided is accurate. The Town of Pineville supports this endeavor and it is consistent with the Town's Future Land Use Plan (adopted in 2000). Below is a description of the Goals and Objectives of the acquisition of Open Space in the Town of Pineville:

The quality of life in Pineville is important for residents, and important for future residents or businesses looking to expand or relocate in the Town. One factor that can greatly enhance the quality of life in any community is the provision of public parks, greenways, and open space. A community must strive to provide a desirable environment by planning for expanded or new amenities in existing and proposed

parks as part of the land use plan.

Providing for open space provides many benefits. Along with the recreational purposes we are all familiar with, open space, such as greenways, provide a variety of benefits such as flood control, water quality, plant and animal habitats, and cultural benefits, just to name a few.

Goals:

1. ***To provide a variety of active and passive recreational opportunities to persons of all age categories.***
2. ***To protect existing streams and waterways from development encroachment at the risk of degrading the water quality and natural habitats.***
3. ***To create connections and trailways from existing development to parks and other public facilities.***
4. ***To work closely with Mecklenburg County in a joint effort to connect greenways and develop strategies towards the preservation of open space.***

This property is the keystone to tying Sugar Creek Greenway and Little Sugar Creek Greenway in North Carolina. The Town is ecstatic that this property is available for purchase and is looking forward to working with CLC and Mecklenburg County Greenway to have a joint venture development for all of the County's citizens. This connection is an essential connection for the continuation of the Catawba's Land Conservancy goal of connecting thread trails from York County South Carolina to Mecklenburg County.

In closing, the Town of Pineville fully supports to efforts of the three agencies in the acquisition of this parcel of land for all of the citizens in the region. If you need any further information please do not hesitate to contact me.

Sincerely,



Kevin P. Icard, CZO
Planning Director
Town of Pineville