

**MANDATORY REFERRAL REPORT NO. 11-13**  
**Proposed Latta Plantation Nature Preserve Expansion**

**PROJECT PROPOSAL AND LOCATION:**

This project is the proposed acquisition of +/- 115 acres (Tax Parcel 023-201-02) on Sample Road in the northwesterly portion of the County within the Town of Huntersville. The parcel was a previously planned 70 lot luxury home subdivision. The property is currently vacant, and will add to the existing Latta Plantation Nature Preserve. The County has other nature preserves within close proximity to this one, including Gar Creek Nature Preserve, Auten Nature Preserve, and Rural Hill Nature Preserve. Once acquired the subject property will create +/- 1,536 acres of contiguous nature preserve property. The property is zoned R (rural) under Huntersville's zoning ordinance.

**PROJECT JUSTIFICATION:**

This parcel is immediately adjacent to the Latta Plantation Nature Preserve, and acquisition would be consistent with the 2008 *Mecklenburg County Parks Master Plan* objectives. The *Master Plan* has the protection of Critical Habitat Areas as one of its highest priorities. This parcel was identified as a Tier 1 priority level for acquisition in the Natural Area Protection category. Acquisition of this parcel will protect rare and unique habitat on the property as well as remove the threat of future development next to the existing nature preserve.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

This project is tied to the 2008 parks plan and to objectives focused on expanding existing open space/park sites where feasible.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The Town of Huntersville's *Beatties Ford Road Corridor Small Area Plan* (2007) recommends the site for Residential Use, (based in large measure on the previously- approved subdivision plan for the parcel). The parcel lies within an "Equestrian Use Corridor", and adjoins a recommended Nature Preserve / Passive Open Space (on the south and west) land use classification. The Town of Huntersville Planning staff considers the proposed land purchase and use to be consistent with their adopted plan for the area.

**PROJECT IMPACT:**

This project takes this tract out of play for future residential development and expands the County's nature preserve land holdings. (The property was previously planned a 70 lot luxury home development.)

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

This property is to be utilized as nature preserve and critical habitat protection. 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 December, 2011.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

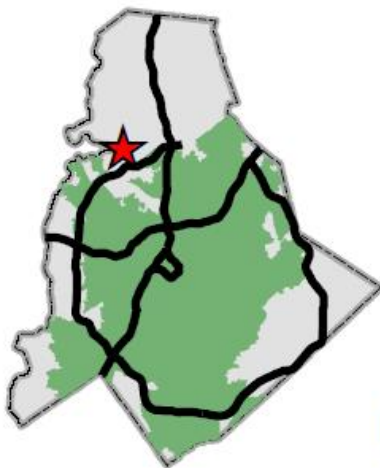
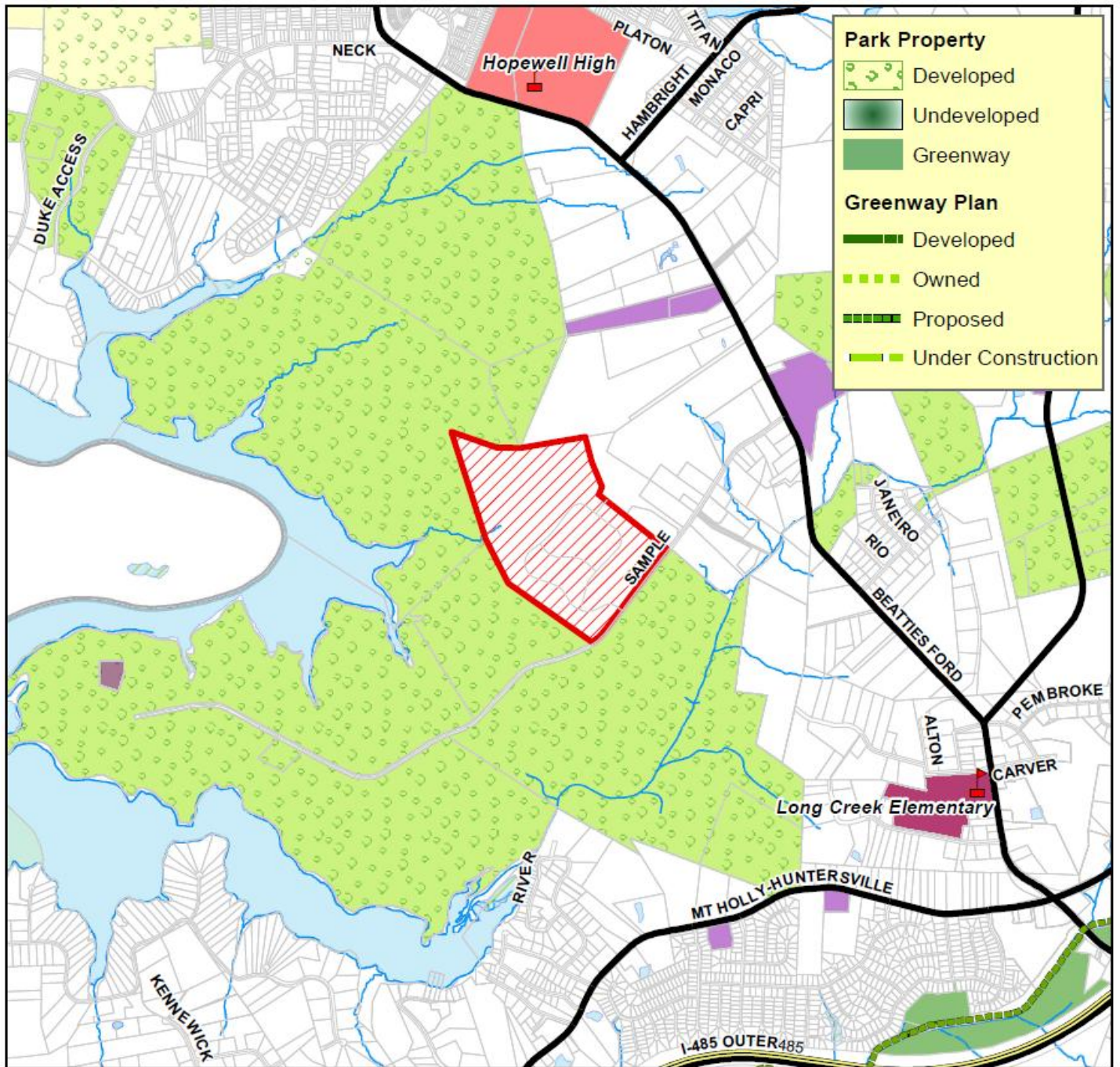
The Joint Use Task Force discussed the matter at their October 4, 2011 meeting and there were no pertinent comments offered.

**PLANNING STAFF RECOMMENDATION:**

Town of Huntersville Planning staff recommends approval of the proposed land purchase and land use. Correspondingly, Charlotte-Mecklenburg Planning Department staff recommends approval.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their October 18, 2011 meeting the Planning Committee recommended approval by a 6-0 vote.



## Mandatory Referral 11-13

Submitted by: County Real Estate

Initiated by: Park & Recreation



Mandatory Referral



County Property



Local Historic Landmark



Produced by the Charlotte-Mecklenburg Planning Department