

**MANDATORY REFERRAL REPORT NO. 12-10**  
**Proposed Acquisition of Land on McIlwaine Road in Huntersville to Serve as Parkland**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County proposes the acquisition of +/- 137.89 acres included in Tax Parcels 015-071-01(89.45 acres) and 015-081-02 (48.447 acres) on McIlwaine Road in the Town of Huntersville to serve as park property. The property is currently vacant (except for a home on Tax Parcel 015-071-01 which is expect to be vacated shortly after closing on the property). The property includes two tracts of a larger +/- 192 acre former single family residential development known as the "Grier" subdivision that was planned and approved for 239 homes. When the economic climate cooled, the development stalled and was never built. The property is zoned TR (Traditional Residential) under Huntersville's Zoning Ordinance.

**PROJECT JUSTIFICATION:**

This project is consistent with the *2008 Mecklenburg County Parks Master Plan* objectives which identified the need for additional parkland in this area through its "greenprinting" process. Acquisition of this property will help fulfill the need for additional open space, recreational and greenway trails and amenities in this area of the County and the Town of Huntersville. The property is in the vicinity of several large subdivisions within the Town and once developed will offer residents in the area the opportunity for varied active and passive recreational experiences.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

This acquisition is consistent with the County's *2008 Parks Master Plan* which identified the need for additional parkland in this area of the County. Additionally, acquisition of this property is consistent with the Town of Huntersville's adopted *2020 Parks and Recreation Master Plan (2011)* which also identified a gap in service for parks within this area of the town. The *2020 Master Plan* identified the need for a 100+ acre active park in the southwest portion of the town, specifically south of Gilead Road and West I-77.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The Town of Huntersville does not have adopted future land use plan, however the land in question is zoned "Transitional Residential", which allows for parks as a primary use. The property in question is approved for 239 single family subdivision. From a land use perspective, the proposed park will represent a less intense use and is consistent with Town's land use objectives.

**PROJECT IMPACT:**

Acquisition of this property takes this tract out of play for future residential development and expands the recreational and open space needs for a large section of northern Mecklenburg County.

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

This property is to be utilized as open space/park land. The proposed land acquisition will also provide the final missing link to accommodate extension of the Torrence Creek Greenway to Beatties Ford Road

**ESTIMATED PROJECT COMPLETION DATE:**

This project is for land acquisition only and is expected to be completed by mid-July, 2012. The timeframe for development of future park facilities will be determined at a later date.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

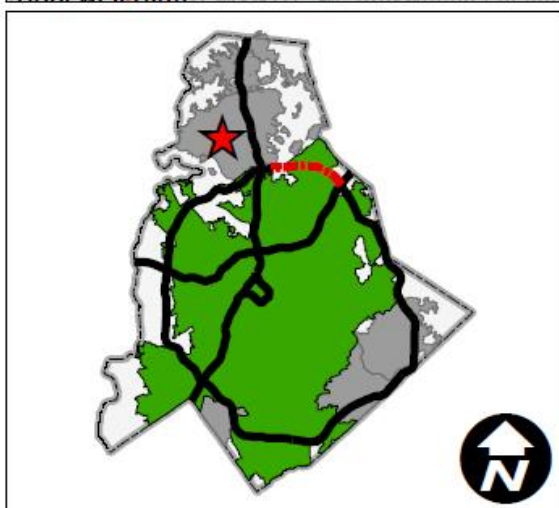
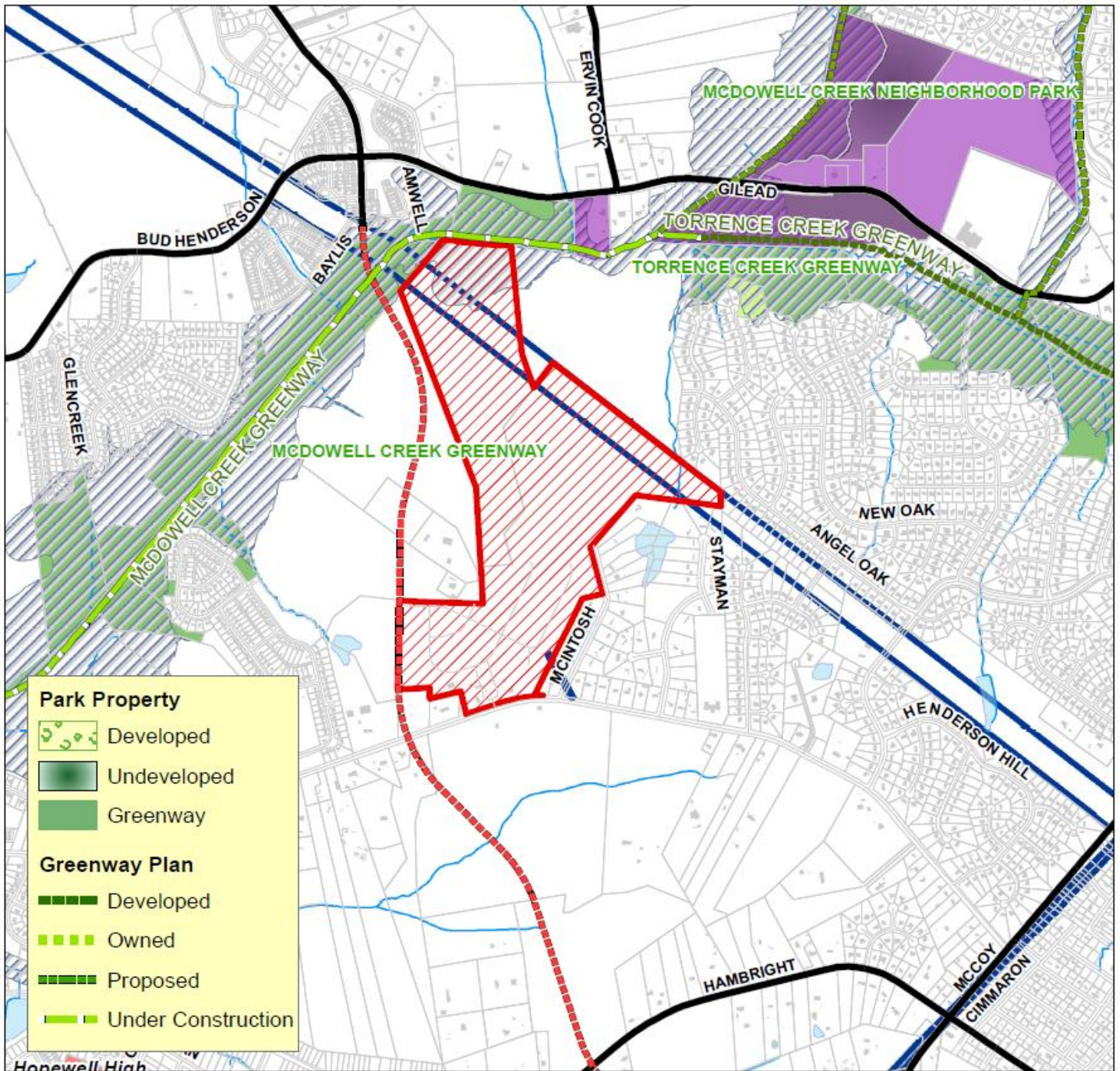
The Joint Use Task Force discussed this matter at their June 6, 2012 meeting and did not have comments on the project.

**PLANNING STAFF RECOMMENDATION:**

Inasmuch as the Town of Huntersville is fully supportive of the proposed land acquisition off McIlwaine Road by Mecklenburg Parks and Recreation, Planning staff recommends approval of this proposed transaction.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their June 26, 2012 meeting the Planning Committee recommended approval of the proposed transaction by a 5-0 vote.



## Mandatory Referral 12-10

Submitted by: County BSSA/Asset & Facility Management

Initiated by: County Park & Recreation Department

- Mandatory Referral
- FEMA 100 Year Floodplain
- Overhead Electrical Transmission Lines
- Local Historic Landmark
- Existing Thoroughfare
- Proposed Thoroughfare

Produced by the Charlotte-Mecklenburg Planning Department





Mecklenburg County, North Carolina

## **POLARIS**

Property Ownership Land Records Information System

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**Parcel 015-081-02**

