

MANDATORY REFERRAL REPORT NO. 12-22

Proposed Mountain Island Lake Property Acquisition for Watershed Protection and Park Land

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes acquisition of Tax Parcels 023-301-01(+/- 3.572 acres) and 023-301-02 (+/- 0.947 acres) along Mountain Island Lake in Northwest Mecklenburg County within Charlotte's extraterritorial jurisdiction. The larger of the two parcels is the site of several tenant-occupied mobile homes that will eventually be discontinued and removed from the property. The smaller parcel is vacant. The properties are bordered by Mountain Island Lake, NC16 (Brookshire Boulevard), and a mix of low-density residential and commercial properties. Both of the parcels are zoned R-3/MIL-CA (Single family residential/Mountain Island Lake Critical Area overlay) under the City of Charlotte's zoning ordinance.

The parcels will continue Mecklenburg County's efforts at water quality protection for Mountain Island Lake which is the drinking water source for Mecklenburg County and portions of Gaston County. Additionally, the County envisions using the property as a passive, low impact waterfront park.

This property is within close proximity to the County's +/- 100-acre Haymarket Nature Preserve (parcels 023-151-05 and 023-151-18) acquired in 2000 for watershed protection.

PROJECT JUSTIFICATION:

This project is consistent with the *Mountain Island Lake Memorandum of Understanding* (MOU) – signed in 2004 by officials from ten jurisdictions who agreed to work together to proactively address protecting this area's drinking water source and to prevent its future degradation. Mecklenburg, Lincoln and Gaston Counties, the Cities of Mount Holly, Gastonia, and Charlotte, the Towns of Cornelius and Huntersville, the Centralina Council of Governments and the Mountain Island Lake Marine Commission are all party to the agreement. A Watershed Management Plan was developed and approved by these entities in support of this MOU. The MOU and Watershed Management Plan support the public acquisition of land for water quality protection along the lake. Additionally, the *2008 Mecklenburg County Parks Master Plan* includes as one of its objectives the expansion of passive recreation opportunities along bodies of water that also contribute to protection of water quality through public ownership and/or property interest.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent with several Mecklenburg County adopted policies and plans such as the *2008 Park and Recreation Master Plan*, the *Mountain Island Lake Memorandum of Understanding*, the *Charlotte-Mecklenburg Water Quality Buffer Implementation Guidelines* as well as several other water improvement ordinance and floodplain development ordinances.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Northwest District Plan* (adopted in 1990) recommends single family residential development up to 3 dwelling units per acre. While the proposed use would not be consistent with the adopted land use plan, open space uses are generally considered to be compatible with residential areas.

PROJECT IMPACT:

Acquisition of this property takes this tract out of play for future residential development and expands Mecklenburg County's effort to protect Charlotte-Mecklenburg's drinking water supply.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There no other known public or private projects that will be impacted by this project.

ESTIMATED PROJECT COMPLETION DATE:

This project for is land acquisition only and is expected to be completed by December 31, 2012.

JOINT USE TASK FORCE REVIEW COMMENTS:

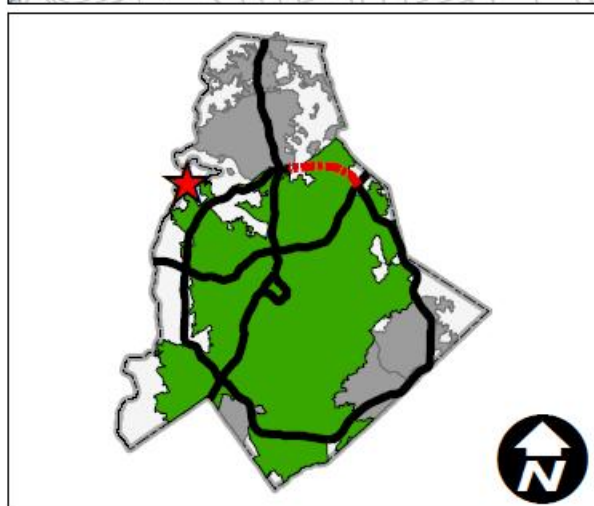
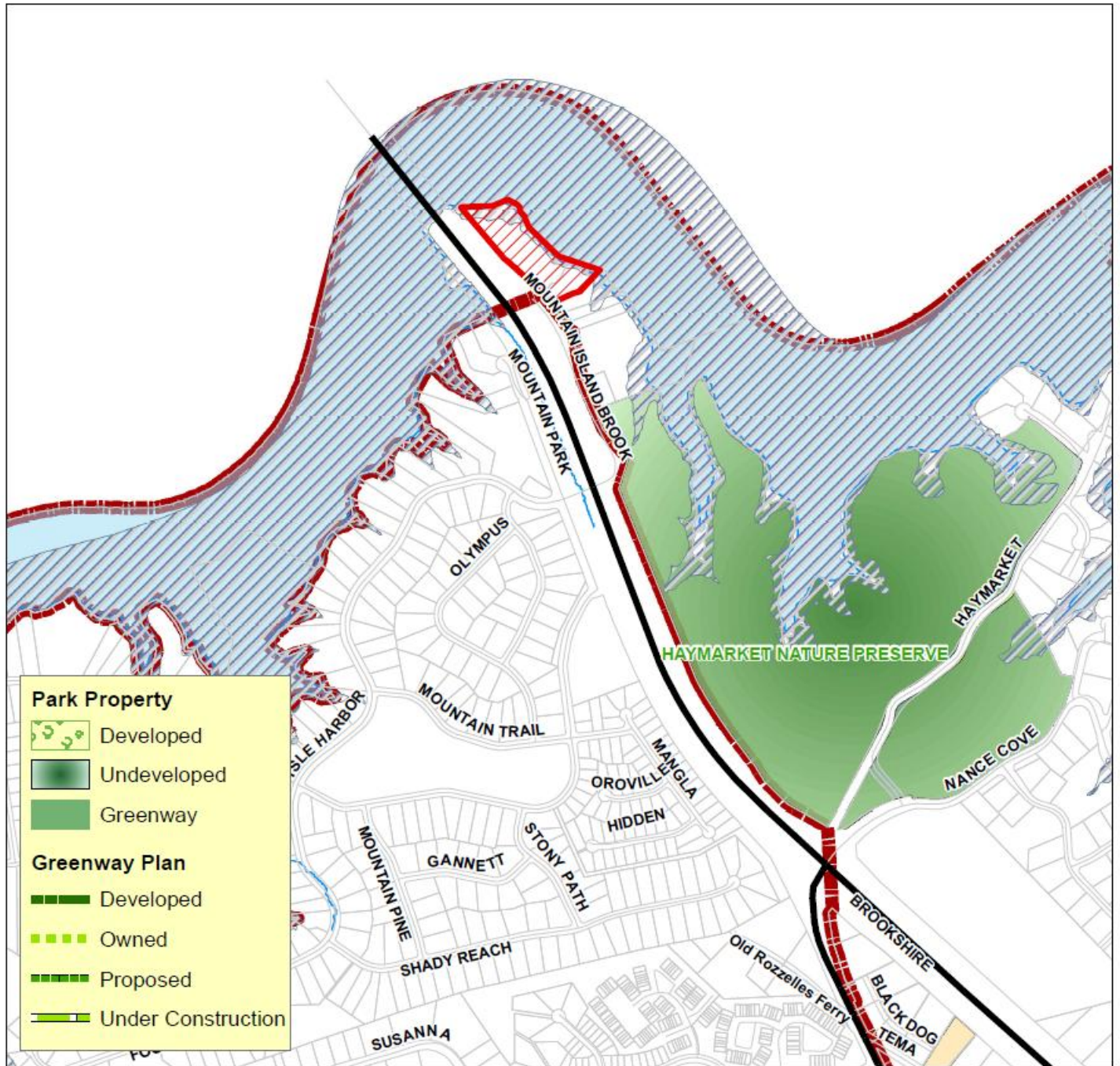
The Joint Use Task Force discussed the matter at their November 7, 2012 meeting and no comments were received.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed transaction due to the proposed land use contributing to the protection of the area's drinking water and water quality preservation along the lake.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their November 20, 2012 meeting the Planning Committee recommended approval by a 5-0 vote.



Mandatory Referral 12-22

Submitted by: County Asset & Facility Mgt

Initiated by: Park & Recreation

- County Property
- FEMA 100 Year Floodplain
- Charlotte City Limits

Produced by the Charlotte-Mecklenburg Planning Department

