

MANDATORY REFERRAL REPORT NO. 13-07

Proposed Acquisition of Land on McCoy Road in Huntersville for Expansion of Gar Creek Nature Preserve

PROJECT PROPOSAL AND LOCATION:

This project is the proposed acquisition of ±3 acres located off McCoy Road (Tax Parcel 015-223-12) in Huntersville for the expansion of Gar Creek Nature Preserve. The property is vacant and zoned R (Rural District) according to the Town of Huntersville Zoning Ordinance.

There are single-family residences dispersed throughout the surrounding area, which is largely rural. Gar Creek Nature Preserve is immediately adjacent to the property on the east. The subject parcel is not located in the floodplain but does have a 100 foot swim buffer running through the center.

PROJECT JUSTIFICATION:

This property provides for additional buffer to the existing Gar Creek Nature Preserve and has several important natural features. It contains a mix of pine and hardwood forest and most importantly will provide a buffer from existing development and give water quality protection for both sides for a portion of a tributary to Gar Creek.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent with the County's *2008 Parks Master Plan* which encourages the expansion of existing nature preserves. In addition, the proposed park use is a permitted use in the current zoning district.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The proposed use is consistent with the Town of Huntersville's *2030 Community Plan* (the Town's long range land use policy document), specifically Policy E-1: Preservation and Enhancement which supports "the preservation and enhancement of the natural environment, along with its scenic and cultural assets"

PROJECT IMPACT:

Acquisition of this property takes this tract out of play for future residential development and expands the area protected by the Gar Creek Nature Preserve.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This property is to be utilized as nature preserve 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 late Spring 2013.

JOINT USE TASK FORCE REVIEW COMMENTS:

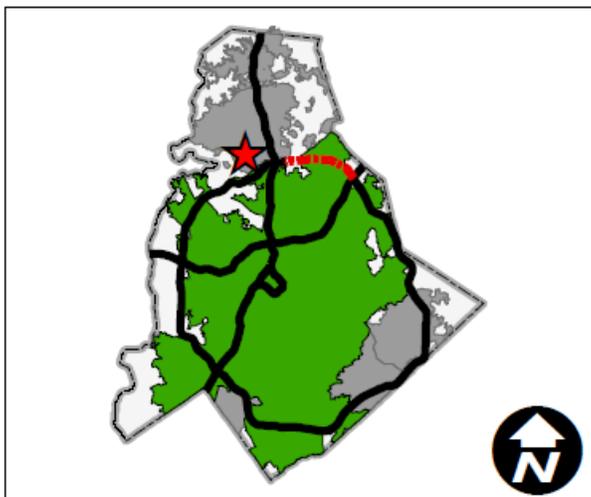
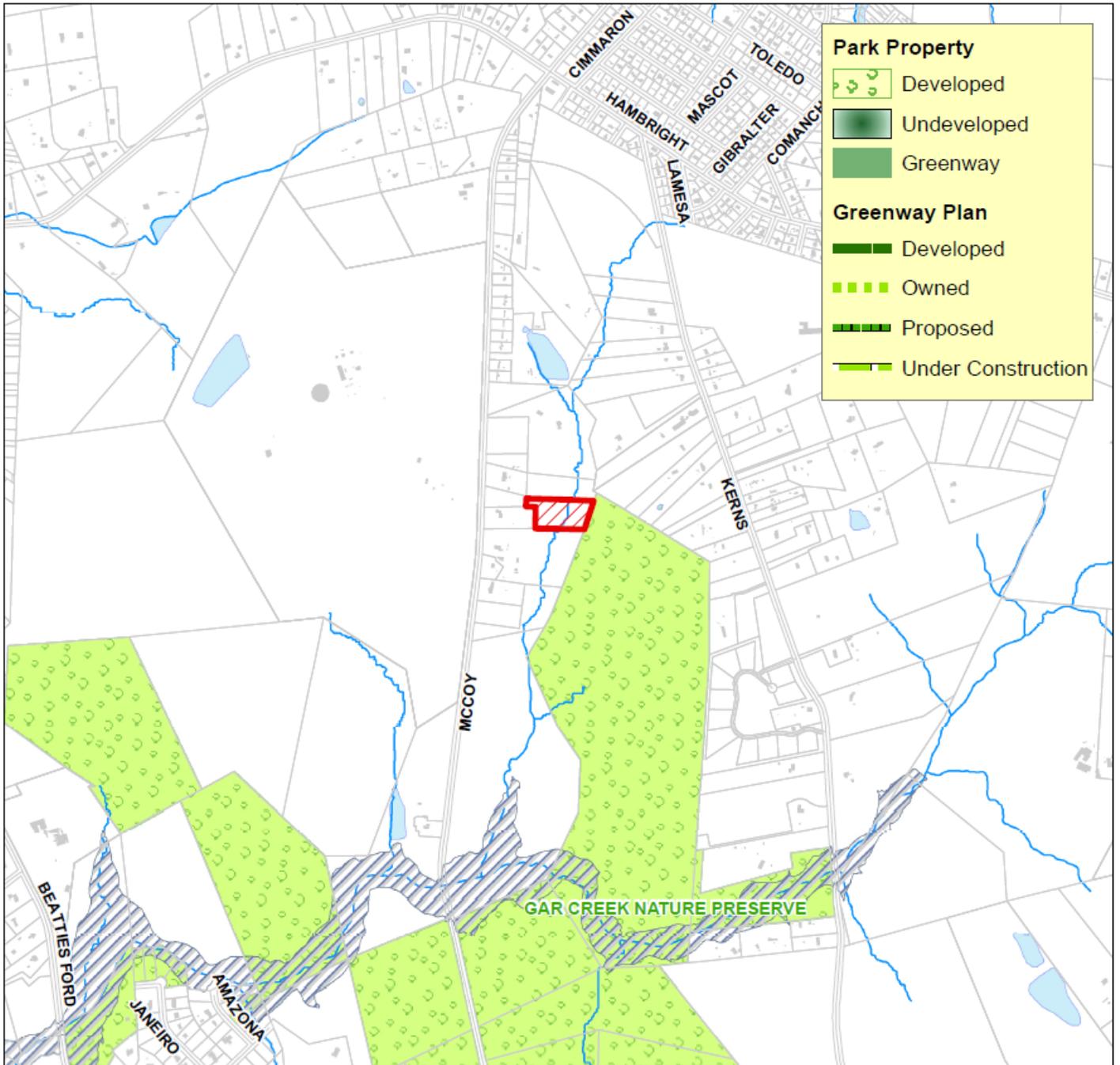
The Joint Use Task Force discussed this matter at their May 1, 2013 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

Huntersville town staff reports that the town is supportive of the proposed acquisition of this property to enhance the existing Gar Creek Nature Preserve. Therefore, Planning staff supports the proposed transaction.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their May 21, 2013 meeting the Planning Committee recommended approval by a 7-0 vote.



Mandatory Referral 13-07

Initiated by: Park & Recreation Department

Submitted by: County Real Estate

-  Mandatory Referral
-  FEMA 100 Year Floodplain
-  County Property





Armstrong Property Gar Creek Nature Preserve Expansion

035A-RFM 04.10.2013

