

MANDATORY REFERRAL REPORT NO. 13-24
Proposed Expansion of Berryhill Nature Preserve

PROJECT PROPOSAL AND LOCATION:

This project is the proposed acquisition of ±8.969 acres located off Walkers Ferry Road (a portion of Tax Parcel 113-171-02) in the City of Charlotte's Extraterritorial Jurisdiction for the expansion of Berryhill Nature Preserve. The property is vacant and zoned R5 (single family residential) and R-MH (Residential – Manufactured Housing)/LLW-CW (Lower Lake Wylie Critical Watershed) according to the City of Charlotte's Zoning Ordinance. The parcel is mostly forested and contains a single family house that will not be part of the proposed acquisition as it will be subdivided from the property proposed for acquisition.

There are low-density single-family residences dispersed to the northeast and south of the property. Berryhill Nature Preserve occupies the majority of the land to the west and northwest of the parcel.

PROJECT JUSTIFICATION:

This property provides for additional buffer to the existing Berryhill Nature Preserve and has several important natural features. It contains a mix of hardwood forest and most importantly will provide a buffer to the nature preserve from existing and future development.

Additionally, since the property lies in proximity to lower Lake Wylie, acquisition and preservation of the property will serve to help preserve watershed and water quality.

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.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Dixie Berryhill Strategic Plan* (2003) recommends residential up to four dwelling units per acre (4 DUA) for this site, if the County is not able to acquire it for future park development. Therefore, park acquisition is consistent with the *Plan*.

PROJECT IMPACT:

Acquisition of this property takes this tract out of play for future residential development and expands the area protected by Berryhill 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 is for land acquisition only and is expected to be completed by late fall 2013.

JOINT USE TASK FORCE REVIEW COMMENTS:

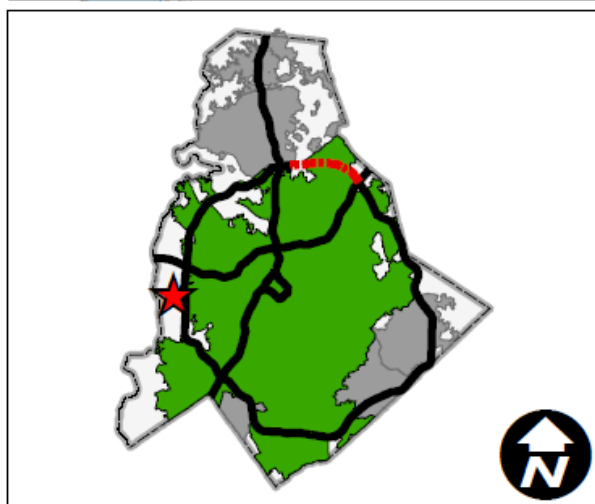
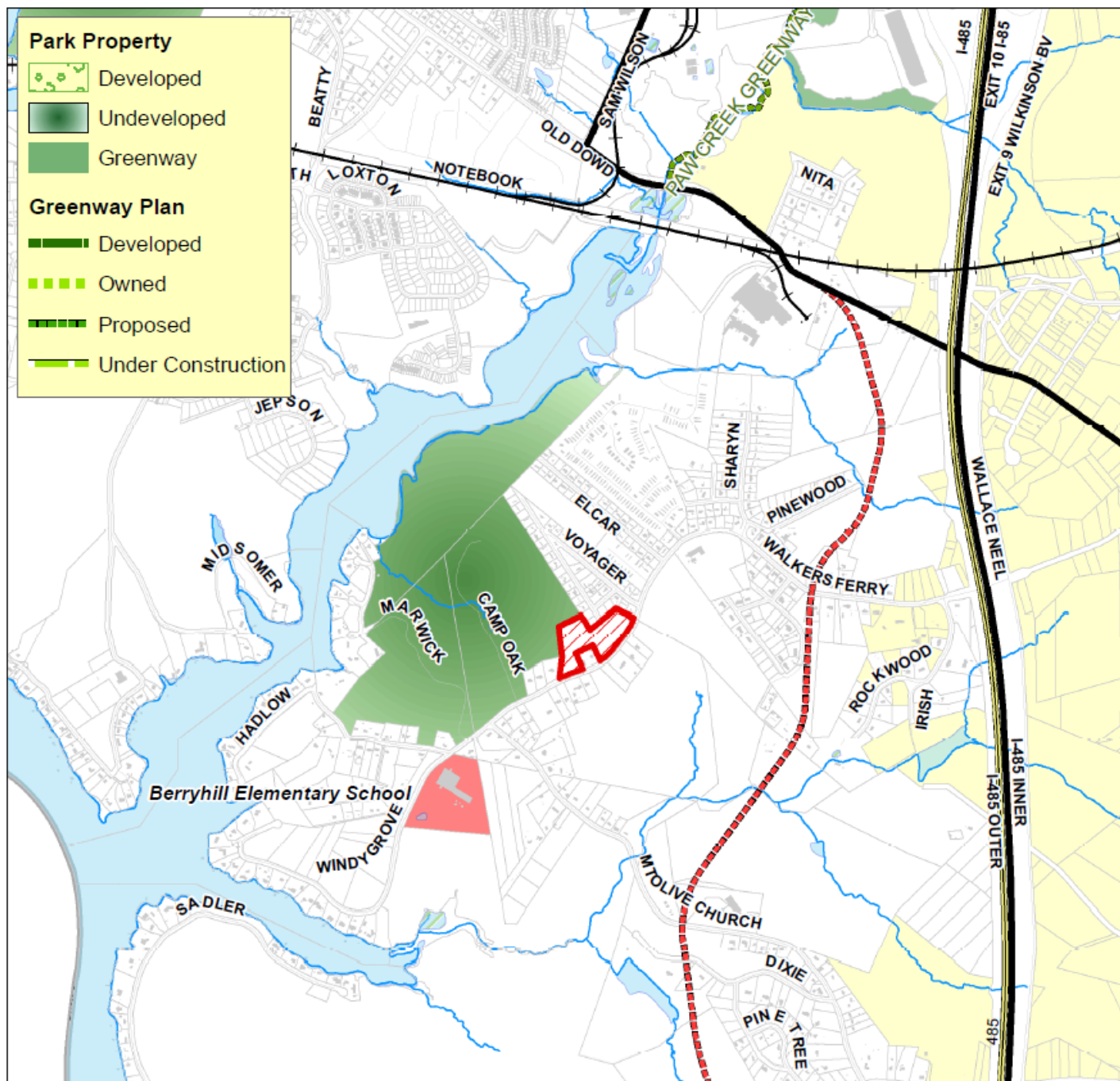
The Joint Use Task Force reviewed this matter at their November 6 2013 meeting and there were no joint use comments offered.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed land acquisition for nature preserve expansion.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their November 19, 2013 meeting the Planning Committee recommended approval by a 6-0 vote.



Mandatory Referral 13-24

Initiated by: Park & Recreation
Submitted by: County Real Estate

- Mandatory Referral
- City Property
- Existing Thoroughfare
- Proposed Thoroughfare

Produced by the Charlotte-Mecklenburg Planning Department

