

MANDATORY REFERRAL REPORT NO. 14-08

Proposed Donation of Property off Carolyn Court to Mecklenburg County Park and Recreation

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Park and Recreation proposes to accept the donation of tax parcels 019-091-11 and 019-091-12 located on Carolyn Court in the Town of Huntersville. The property is ± 2.55 acres of vacant land next to David B. Waymer Community Park. The properties are zoned NR *Neighborhood Residential District* according to the Town of Huntersville Zoning Ordinance, and the uses surrounding this property are institutional (church, charter school, community center) and recreational.

PROJECT JUSTIFICATION:

Given that the two parcels are contiguous to David B. Waymer Community Park, acceptance of this donation would allow for the expansion of the park, increase and preserve buffers in this location and potentially provide an additional/alternate access point to the park off Carolyn Court.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This donation is consistent with the County's 2008 *Parks Master Plan* which encourages the expansion and construction of Community Parks. Additionally, parks are allowed by-right in the NR zoning district.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The subject parcels are located within the Town of Huntersville planning jurisdiction. The parcels lie within the *East Huntersville Area Development Plan* (2007), located in what is known as the Pottstown neighborhood. The prescribed use of the land is open space, with an extension of Carolyn Court running between this land and Waymer Park, and extending westerly to Central Avenue. See diagram from Plan below.



PROJECT IMPACT:

Acceptance of this property allows for the expansion of David B. Waymer Community Park.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

North of this site is located the former Torrence-Lytle School that was constructed in the 1930's to serve the African American students in Huntersville. The school has long since closed and the building (currently vacant) is listed on the National Register of Historic Places. The Charlotte-Mecklenburg Historic Landmarks Commission has issued a Request for Proposals for the adaptive re-use of the building.

ESTIMATED PROJECT COMPLETION DATE:

Acquisition of this property is expected to be complete by the second quarter of 2014.

JOINT USE TASK FORCE REVIEW COMMENTS:

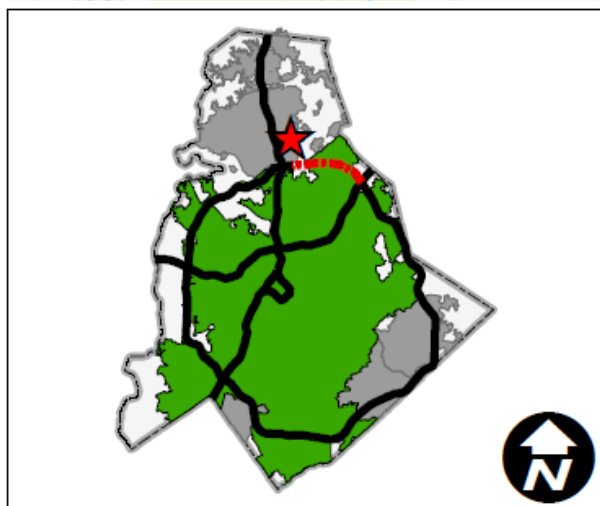
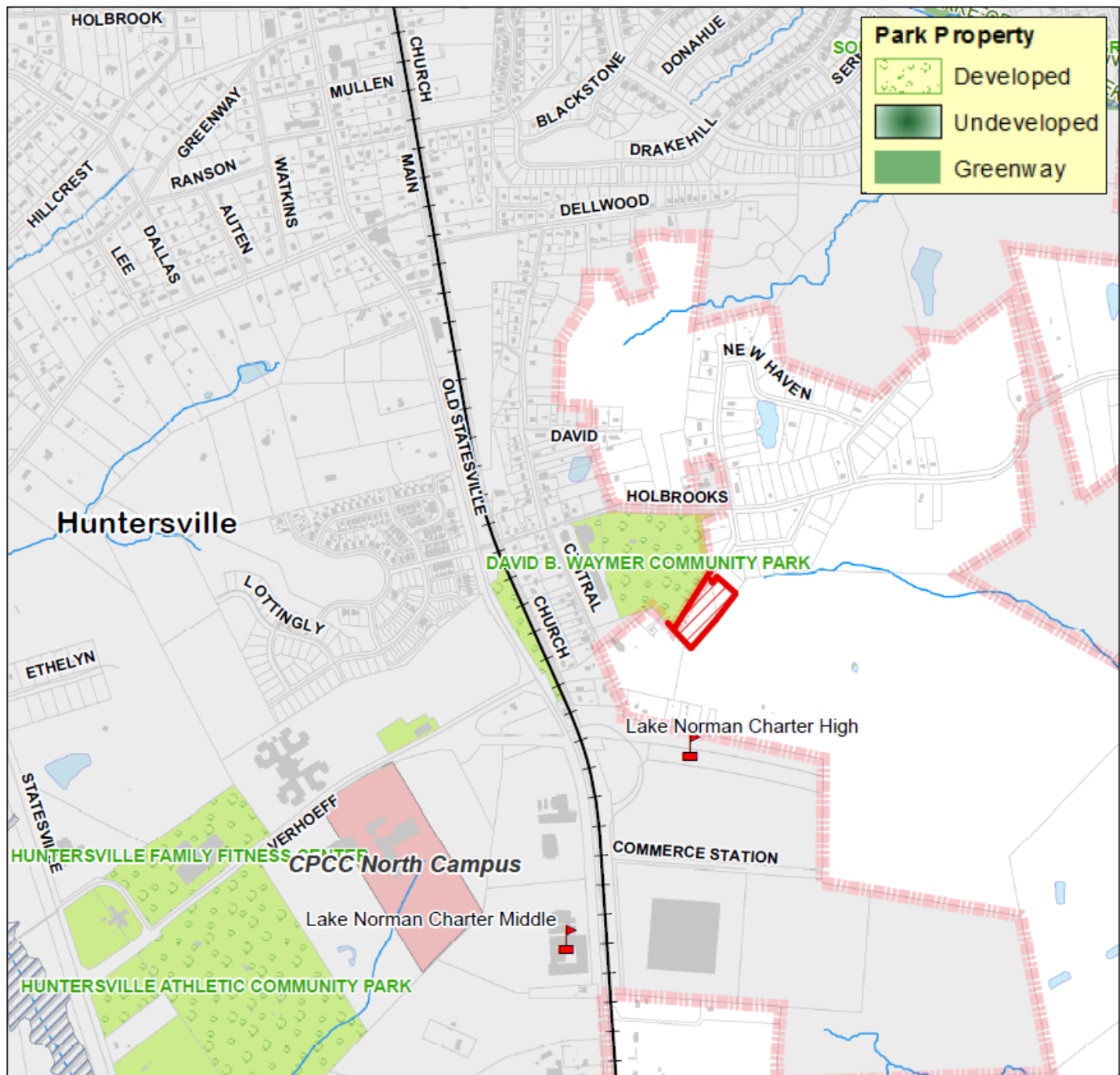
The Joint Use Task Force discussed this matter at their March 5, 2014 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

These properties are located within the Town of Huntersville's planning jurisdiction so Planning staff worked with Huntersville planners in developing the recommendation. It is recommended that the properties be acquired by the County to serve as open space, and that site planning for the parcels include the future extension of Carolyn Court through the site, as prescribed in the *East Huntersville Area Development Plan*.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their March 18, 2014 meeting the Planning Committee recommended approval by a 5-0 vote.



Mandatory Referral 14-08

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

- Mandatory Referral
- City Property
- County Property

