

MANDATORY REFERRAL REPORT NO. 14-24

Proposed Expansion of Winget Regional in Southwest Mecklenburg County

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes the acquisition of Tax Parcel 199-152-98 (+/- 42.3 acres) in the City of Charlotte's ETJ and the southwest portion of the County. The property is currently vacant and is adjacent to the County's Winget Regional Park. The property is zoned MX-1(INNOV) under the City of Charlotte's ordinance.

PROJECT JUSTIFICATION:

Park and Recreation would like to acquire this parcel to add to the existing Winget Regional Park. The parcel will add more buffer land to the existing park. Additionally, the property is located along a tributary of Lake Wylie and will therefore serve as watershed and stream corridor protection as it would be left relatively undeveloped. Acquisition of the land for parkland enhancement will help fulfill the need for additional open space, greenway trails, watershed protection, and large regional parks in the County.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent with the County's *2008 Mecklenburg County Parks Master Plan* which identified the need to add additional parkland to the County. It is also consistent with the County's and City's efforts toward watershed protection and water quality enhancements.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Steele Creek Area Plan (2012)* recommends the parcel in question be developed residentially with a density not to exceed one dwelling unit per acre. Open space is generally considered to be an appropriate use in areas prescribed for future residential use. Furthermore, the adopted area plan identifies an adjacent parcel as open space and recommends it continue to be used for such purposes.

PROJECT IMPACT:

Acquisition of this property takes this tract out of play for future development and expands Mecklenburg County's effort to protect the watershed, enhance water quality, and provide open space and park amenities for residents.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This property is to be utilized as open space, greenway trails, and park amenities. It is north of the area of the proposed extension of Carowinds Blvd (Winget Road), a future Major Thoroughfare, which crosses a corner of the parcel. County staff will work with the Charlotte Department of Transportation and other agencies to reserve right-of-way on the site for this future roadway.

ESTIMATED PROJECT COMPLETION DATE:

This project for is land acquisition only and is expected to be completed by Fall 2014.

JOINT USE TASK FORCE REVIEW COMMENTS:

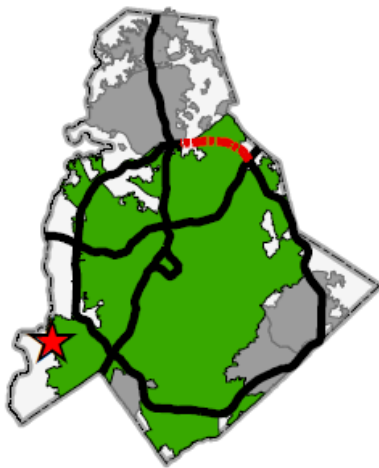
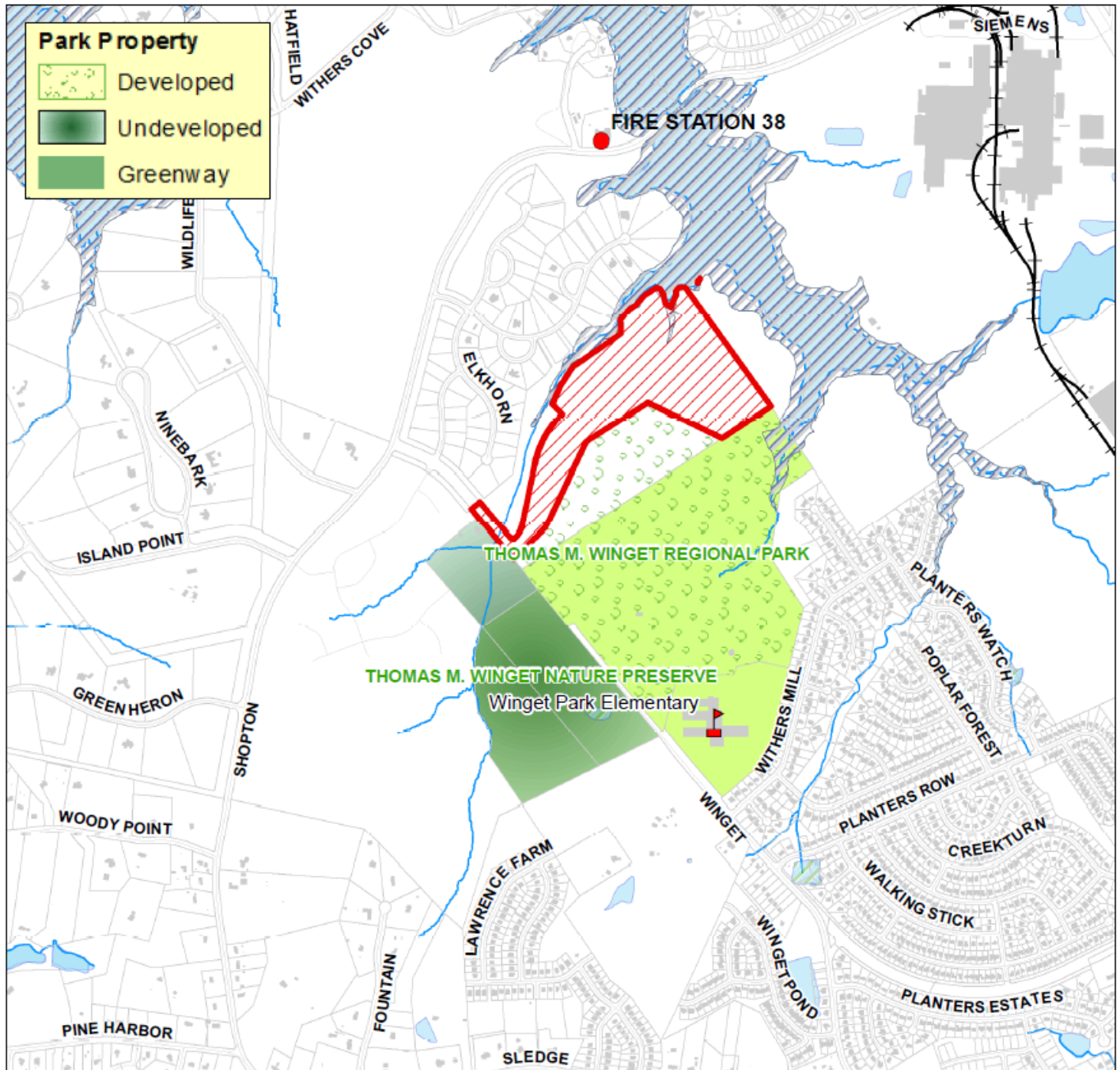
The Joint Use Task Force reviewed this matter at their June 4, 2014 meeting and no comments were received.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval on condition that property along the front of the site be reserved for the Carowinds Boulevard Extension road project.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their June 17, 2014 meeting the Planning Committee recommended approval by a 6-0 vote.



Mandatory Referral 14-24

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

- Mandatory Referral
- County Property
- FEMA 100 Year Floodplain
- Fire Station



Produced by the Charlotte-Mecklenburg Planning Department