

**MANDATORY REFERRAL REPORT NO. 14-34**  
**Proposed Acceptance of Land in South Charlotte for Flat Branch Greenway**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County proposes to accept the donation of tax parcel 229-091-10 (±16.764 acres) in the Blakeney Greens neighborhood in south Charlotte along Flat Branch. The property will be assembled with the other greenway property in the area and eventually become a part of Flat Branch Greenway.

The property is currently vacant and is zoned O-1(CD) and MX-2(INNOV) according to the Charlotte Zoning Ordinance. The property (that is entirely within the 100-year floodplain) is surrounded by single-family residences to the north and east, multi-family residences to the west, and a commercial shopping center (Blakeney Crossing) to the south. The vacant land immediately to the north is already County-owned

**PROJECT JUSTIFICATION:**

Park and Recreation would like to acquire this property for the future construction of Flat Branch Greenway trail. Flat Branch is an identified greenway corridor in the *2008 Park and Recreation Master Plan*.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

This project is consistent with the *2008 Mecklenburg County Park and Recreation Master Plan* objectives which identified the need for expanding the County's greenway system.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *South District Plan* (1993) recommends the subject for Park and Open Space use based on its floodplain designation. It is currently common open space for adjoining residential development.

**PROJECT IMPACT:**

This greenway will provide a connection from the commercial amenities on Ardrey Kell Road and Rea Road to the residential communities, and the connection will continue on to Flat Branch Community Park and Flat Branch Nature Preserve.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

There are no known projects in the immediate vicinity of this site.

**ESTIMATED PROJECT COMPLETION DATE:**

This project is for land acquisition only and is expected to be completed by late fall/early winter 2014.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force met on September 3, 2014. No comments were offered on this proposal.

**PLANNING STAFF RECOMMENDATION:**

The proposal is consistent with the *South District Plan*. It will serve a critical need in linking with other County greenway property to allow for future construction of the Flat Branch Greenway. As such, staff recommends approval of the proposal.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their September 16, 2014 meeting the Planning Committee recommended approval by a 5-0 vote.

