

**MANDATORY REFERRAL-REPORT NO. 15-13**  
**Proposed Acquisition of a Portion of Little Sugar Creek Greenway on Old Reid Road**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County proposes to acquire a portion of tax parcel 173-083-01 ( $\pm$  0.362 acres) in south Charlotte at 6400 Old Reid Road along Little Sugar Creek near Archdale Drive. The property will eventually be assembled with other properties along the creek for the construction of Little Sugar Creek Greenway trail from Tyvola Road to Huntingtowne Farms Park. The portion of the site contemplated for acquisition is vacant and lies largely within the 100-year floodplain.

The property currently houses the Iglesia Tabernaculo de Bendicion (which also owns the property) and is zoned R-3 (Single Family Residential), according to the City of Charlotte Zoning Ordinance. The property is surrounded by residential uses with Park Road Park being located to the north and northeast. Upon completion of the proposed acquisition, the church will continue to occupy the remainder of the property whose land use will remain unchanged.

**PROJECT JUSTIFICATION:**

Little Sugar Creek Greenway is the major north/south greenway corridor in the County. At build out, this greenway trail will connect South Carolina, Pineville, Uptown Charlotte and eventually Toby Creek Greenway in the University City area. It will also provide a connection to various neighborhood, community and regional parks as well as residential communities. Little Sugar Creek Greenway is also on the Carolina Thread Trail and Cross Charlotte Trail routes.

Park and Recreation would like to acquire this property for the future construction of Little Sugar Creek Greenway trail. This section of trail is an FY15 Capital Improvement Project. Little Sugar Creek is an identified greenway corridor in the *2008 Park and Recreation Master Plan*. Greenway trails are by far the most requested form of recreation by Mecklenburg County residents. Acquisition of the property will also help to preserve land for habitat and water quality purposes.

**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. As a segment of the Cross Charlotte Trail it also can be found in the City of Charlotte's *Community Investment Plan*.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

This site falls within the *South District Plan* (adopted by City Council in 1993) and the adopted future land is Single Family up to 3 dwelling units per acre. The current use is institutional as a church currently occupies the site. Institutional uses are not typically prescribed in the City's land use plans and are generally appropriate within residential areas. Furthermore, greenway locations and public open space is encouraged throughout the district. Since the portion of the site being acquired lies within the 100 year flood plain and will not affect the current use of the property, this acquisition is considered to be consistent with the adopted plan.

**PROJECT IMPACT:**

The construction of Little Sugar Creek Greenway trail will allow pedestrians and cyclists to reach major destinations such as healthcare facilities, parks, other greenways, shopping destinations, restaurants and educational institutions. This is a significant infrastructure project that will provide an important form of recreation and alternate form of transportation for many County residents.

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

Completion of this portion of the greenway section represents a partnership between and among Mecklenburg County, the City of Charlotte, and other private and not-for-profit partners as it is both a segment of the Carolina Thread trail and the Cross Charlotte Trail. This particular portion will be constructed by Mecklenburg County (with other segments' land acquisitions and construction to be the responsibility of other funding partners).

**ESTIMATED PROJECT COMPLETION DATE:**

This project is for land acquisition only and is expected to be completed by Summer 2015.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed this matter at their April 1, 2015 meeting and no joint use comments were offered.

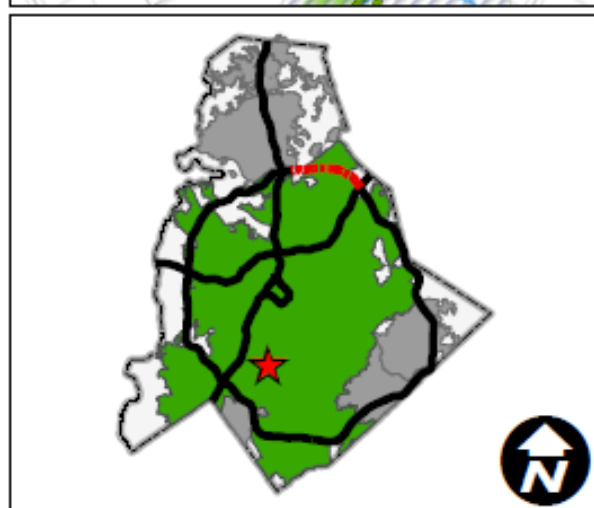
**PLANNING STAFF RECOMMENDATION:**

Planning staff supports this transaction as its intended use is consistent with the land use policies prescribed in the *South District Plan*.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their April 21, 2015 meeting the Planning Committee recommended approval by a 5-0 vote.

Staff resource: Bryman Suttle



## Mandatory Referral 15-13

Initiated by: Storm Water

Submitted by: BSSA-Asset & Facility Management

- Mandatory Referral
- City Property
- County Property
- Schools
- Wetland
- FEMA 100 Year Floodplain



Produced by the Charlotte-Mecklenburg Planning Department