

MANDATORY REFERRAL-REPORT NO. 15-25
Proposed Acquisition in Pineville to add to Little Sugar Creek Greenway

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to acquire a portion of tax parcels 221-032-20 & 221-091-02 (± 3.0 acres with precise acreage to be determined by a survey) in the Town of Pineville along Little Sugar Creek. The property will eventually be assembled with other properties along the creek for the construction of Little Sugar Creek Greenway trail from I-485 to the South Carolina state line.

The property is currently vacant and is zoned R-15 (Single Family Residential), according to the Town of Pineville's Zoning Ordinance. The property is surrounded by residential uses to the northwest and northeast. West of the property is Lakeview Community Park which is owned by the County and leased to the Town.

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. Additionally, Town of Pineville staff reports that acquisition of the property by the County for the intended use is consistent with the town's *Hazard Mitigation Plan* intended to minimize citizens and town property exposure to flooding and other natural events.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

Pineville town staff reports that committing the subject parcel to greenway use is consistent with the town's overlay plans which recognize the importance of community amenities such as open space as a usable community feature as an element of new development.

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:

There are no other known public or private projects being impacted by this greenway construction project.

ESTIMATED PROJECT COMPLETION DATE:

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

JOINT USE TASK FORCE REVIEW COMMENTS:

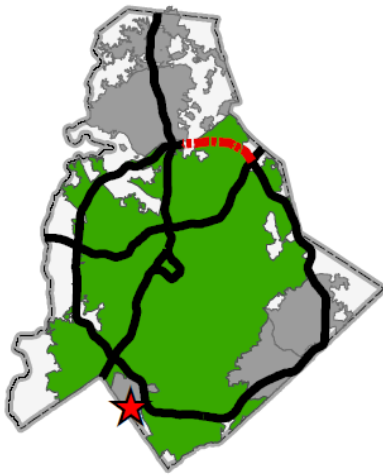
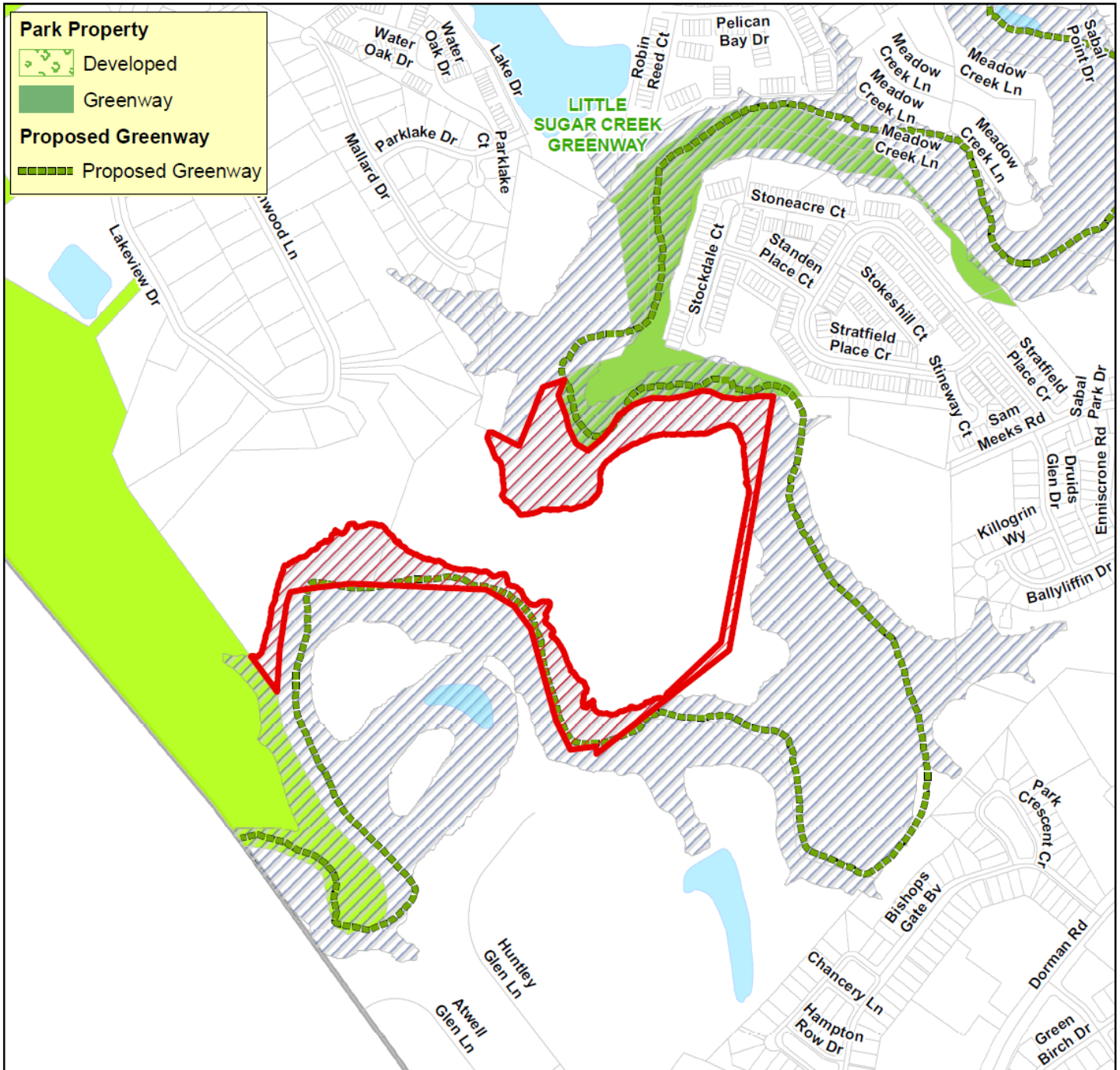
This matter was discussed at the June 3, 2015 Joint Use Task Force meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

Pineville town staff report that they are in favor of the proposed acquisition for the intended purpose. Planning staff recommends approval of the proposed transaction.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their June 16, 2015 meeting the Planning Committee recommended approval – subject to the staff-stated condition – by a 5-0 vote.



Mandatory Referral 15-25

Initiated by: Park & Recreation

Submitted by: BSSA-Asset & Facility Management

- Mandatory Referral
- County Property
- Ponds
- FEMA 100 Year Floodplain

