

**MANDATORY REFERRAL-REPORT NO. 16-36**  
**Proposed Expansion of County's Iswa Nature Preserve**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County proposes to purchase 1.2 acres of vacant property (Tax Parcel 113-341-07) on the south side of Wilkinson Boulevard in the extra-territorial jurisdiction of the City of Charlotte for inclusion into the Iswa Nature Preserve. The property is adjacent to the existing +/- 138 nature preserve. The parcel is vacant and has frontage on Lake Wylie. It is zoned B-2 (General Business) under the City of Charlotte's Zoning Ordinance.

In addition to being bordered by the nature preserve to the east, it is bordered by Lake Wylie on the south and west, and by Wilkinson Boulevard on the north.

**PROJECT JUSTIFICATION:**

Iswa Nature Preserve is 138 acres of preserve property along the shores of Lake Wylie. The property is home to a mix of hardwoods, pine plantations, and is a North Carolina Natural Heritage site. The preserve is home to one of the largest known populations of the Georgia Aster, which is a candidate for the federal endangered species list. The subject parcel is located northwest of the preserve, between the lake and the preserve. Owning the property will allow the County to have full control of the area and minimize and future impacts on the preserve. In addition to owning the property for preservation purposes, the County's long term capital plans for the site include additions to the existing trails (yellow dotted line on accompanying master plan map), a playfield, an observation overlook, and parking. To optimize the planned improvements at the site, acquisition of this parcel is necessary. Phase I of the County's improvements are scheduled to start in the Fall of 2016 (see attached).

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Acquisition of this parcel is consistent with Mecklenburg County's adopted *Park and Recreation Master Plan* in which the citizens ranked the addition of trails as their top desired recreation amenity. Additionally, the master plan advocates for the preservation of environmentally sensitive property such as this parcel.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The adopted land use for this site is Park/Open Space as per the *Dixie Berryhill Strategic Plan* (adopted 2003). The proposed use is consistent with the adopted land use plan.

**PROJECT IMPACT:**

Acquisition of this parcel will preserve property along the County's shoreline and add to recreation amenities for citizens of Mecklenburg County.

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

The project has no known relationship to other projects.

**ESTIMATED PROJECT COMPLETION DATE:**

Acquisition of the parcel and Phase One construction are both anticipated to occur by Fall of 2016.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

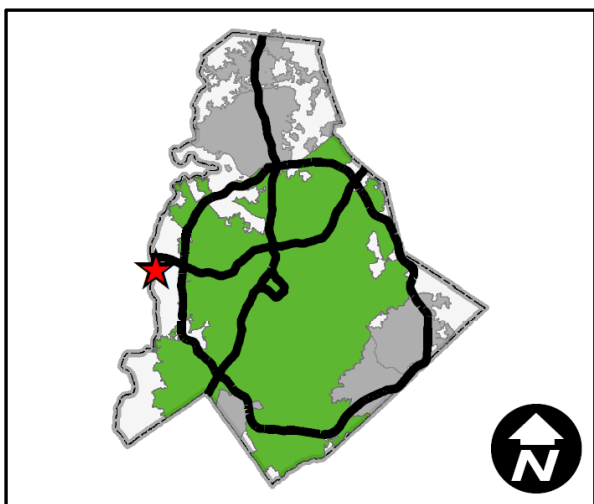
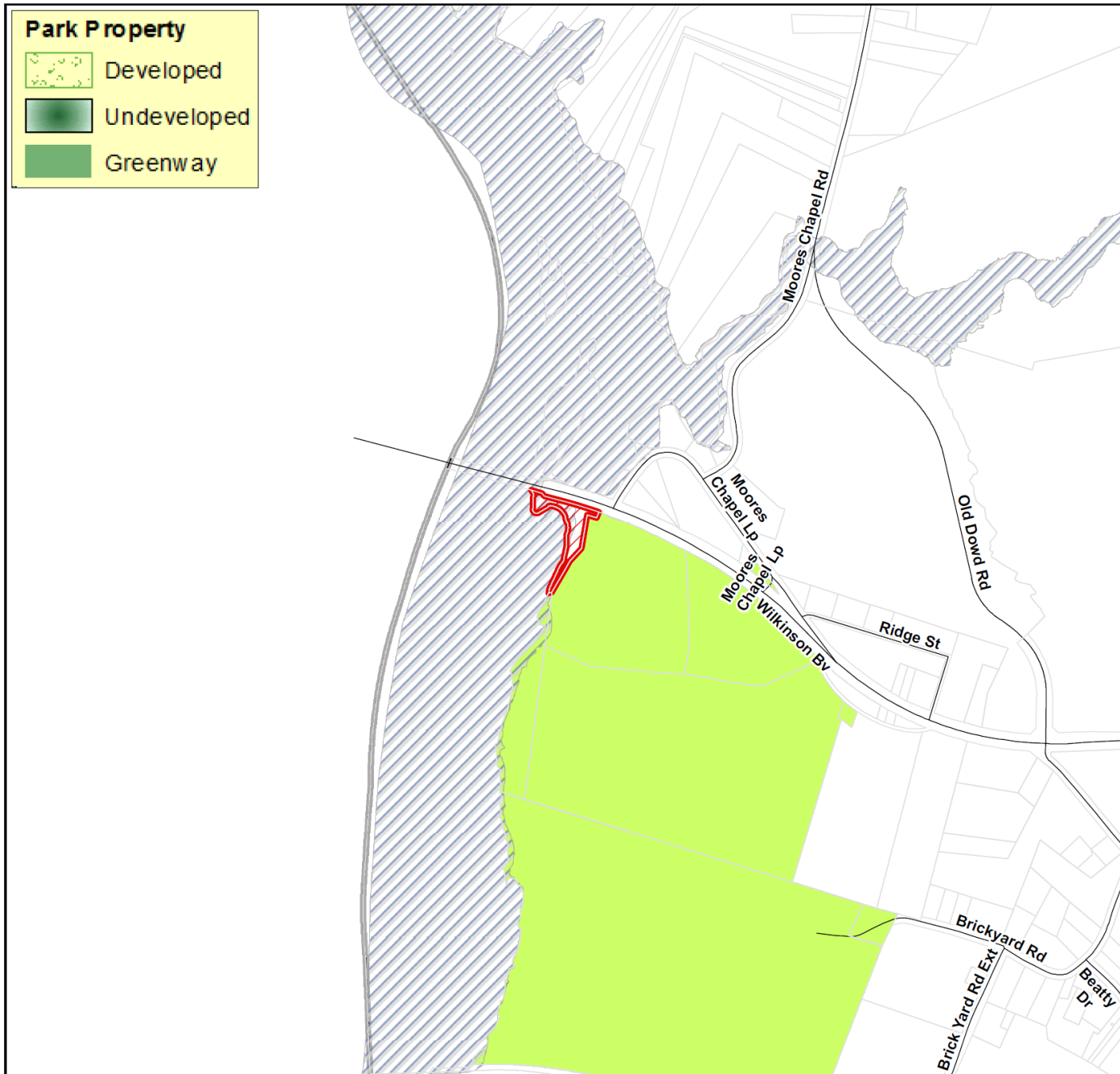
The Joint Use Task Force discussed this matter at their July 6, 2016 meeting and had no comments.

**PLANNING STAFF RECOMMENDATION:**

Planning Department staff recommends approval of this proposed purchase for the intended use.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their July 19, 2016 meeting the Planning Committee recommended approval by a 6-0 vote.



## Mandatory Referral 16-36

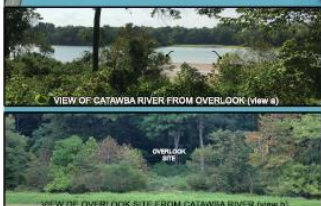
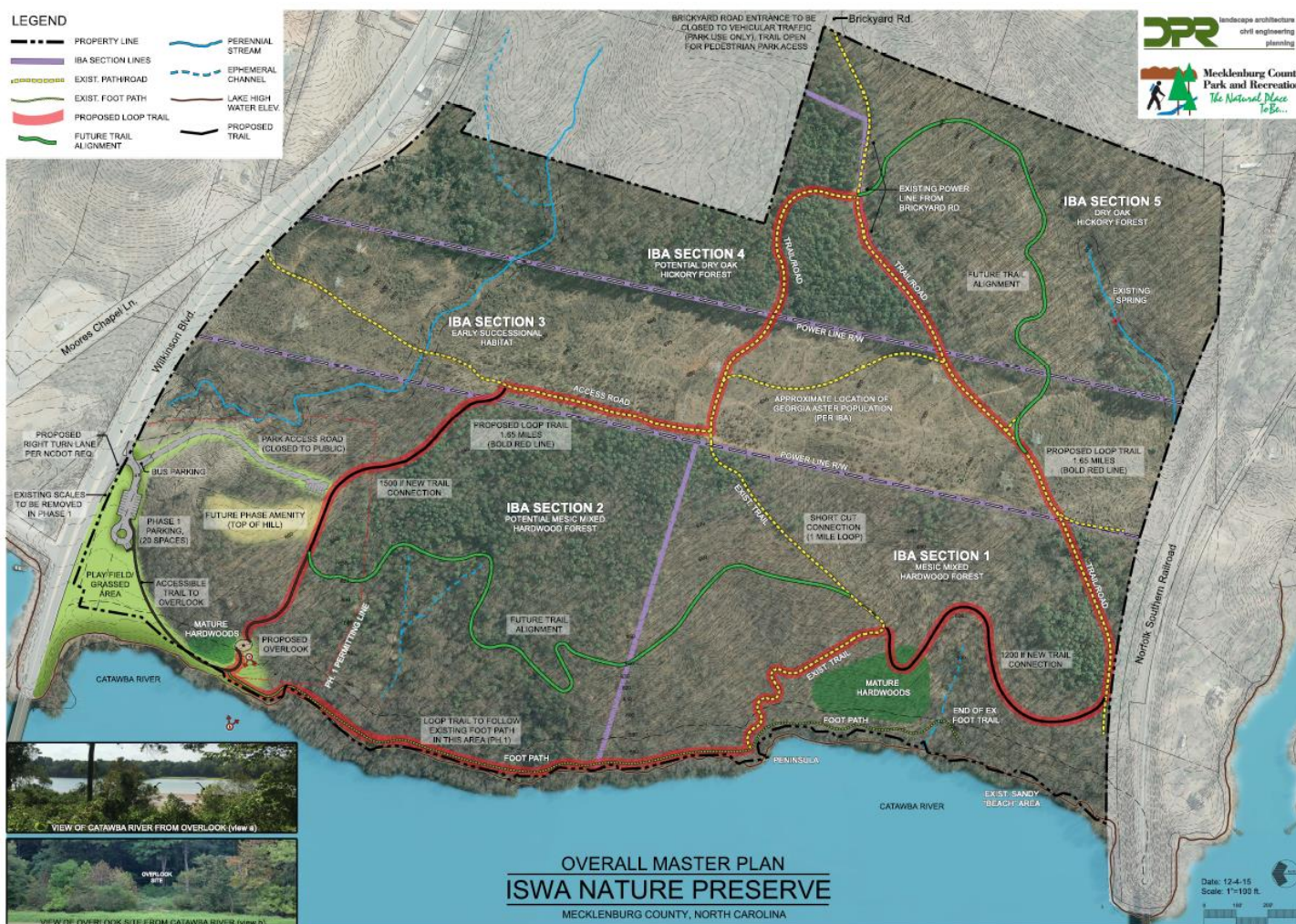
Initiated by: County Park & Recreation  
Submitted by: Asset & Facility Management

- Mandatory Referral
- County Property
- FEMA 100 Year Floodplain



# LEGEND

- PROPERTY LINE
- IBA SECTION LINES
- EXIST. PATHROAD
- EXIST. FOOT PATH
- PROPOSED LOOP TRAIL
- FUTURE TRAIL ALIGNMENT
- PERENNIAL STREAM
- EPHEMERAL CHANNEL
- LAKE HIGH WATER ELEV.
- PROPOSED TRAIL







landscape architecture  
civil engineering  
planning



Mecklenburg County  
Park and Recreation  
*The Natural Place  
To Be...*



## ISWA NATURE PRESERVE

MECKLENBURG COUNTY, NORTH CAROLINA