

**MANDATORY REFERRAL-REPORT NO. 16-48**  
**Proposed Exchange of Land at Westmoreland Regional Park in Cornelius**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County proposes to exchange a portion of tax parcel 005-071-12 (± 958 square feet) known as Westmoreland Regional Park for a portion of tax parcel 005-071-22 (± 958 square feet) located in Cornelius on Robbins Park Drive. The property is vacant and is zoned NR (Neighborhood Residential), according to the Town of Cornelius Zoning Ordinance. The property is surrounded by residential uses to the north and Westmoreland Regional Park to the south, east and west.

**PROJECT JUSTIFICATION:**

The Town of Cornelius recently completed improvements to the nearby pond which included new dams, fishing piers and accessible trails. When the Town submitted plans for these improvements to LUESA for review, County Storm Water required an enlargement of the level spreader to make it work in conjunction with the new dam for the park pond. The new level spreader was larger than the one previously approved, but not installed, by the developer of the Preserve at Robbins Park, the adjacent single-family residential development. The developer and the HOA for the Preserve at Robbins Park has agreed to incorporate the additional land needed to accommodate the larger level spreader into the HOA common area which will be maintained in perpetuity by the HOA. Mecklenburg County Park and Recreation has agreed to this exchange as it has no impact on the current use of the park.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

This exchange does not reduce the usable acreage for Westmoreland Regional Park thereby maintaining consistency with the Town's *Park and Recreation Master Plan*.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The proposed action is consistent with the Town of Cornelius generalized Land Use Plan. This Plan has no parcel-specific land use recommendations, but does acknowledge the importance of community amenities such as open space.

**PROJECT IMPACT:**

Exchanging this property with the adjoining property owner will allow for long term maintenance of the level spreader by the HOA.

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

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

**ESTIMATED PROJECT COMPLETION DATE:**

This project is for the land exchange only and is expected to be completed early 2017.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their November 2, 2016 meeting and no joint use comments were offered.

**TOWN OF CORNELIUS STAFF RECOMMENDATION:**

Town staff support this proposed property exchange.

**Rationale:**

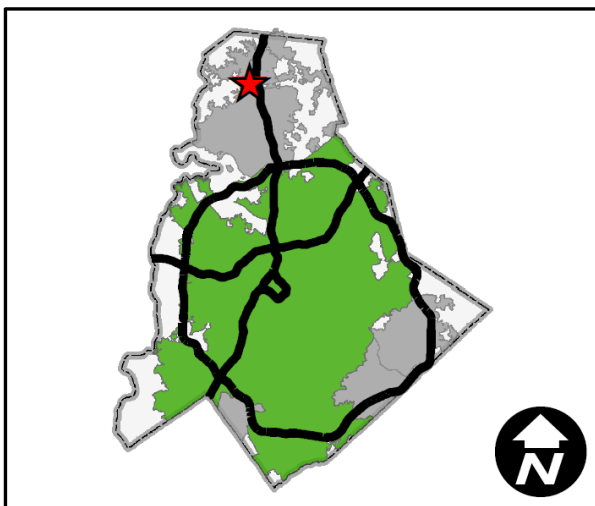
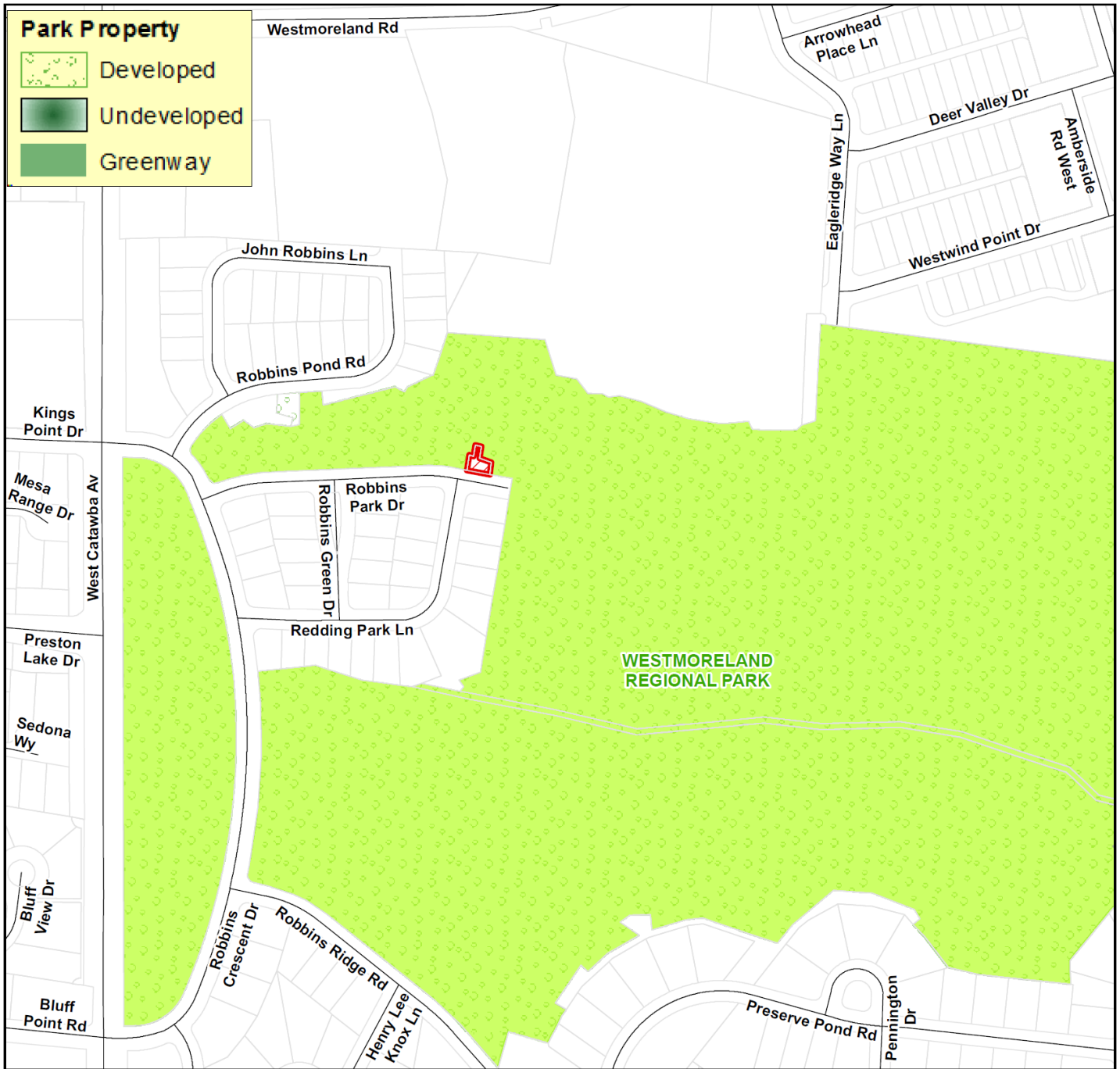
- The proposed exchange has no impact on the current use of the park.
- The LUESA required level spreader design change dictated the size and location of the device. The change was required by the County and the HOA agreed to allow the larger structure to be built on their property, including maintaining it in perpetuity. This is a beneficial situation for the County, the Town and the HOA.

**Adopted Goals and Policies:**

- Consistent with *Robbins Park Community Master Plan*.
- Consistent with all Town adopted land use plans and policies.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**



At their November 15, 2016 meeting the Planning Committee recommended approval by a 7-0 vote.

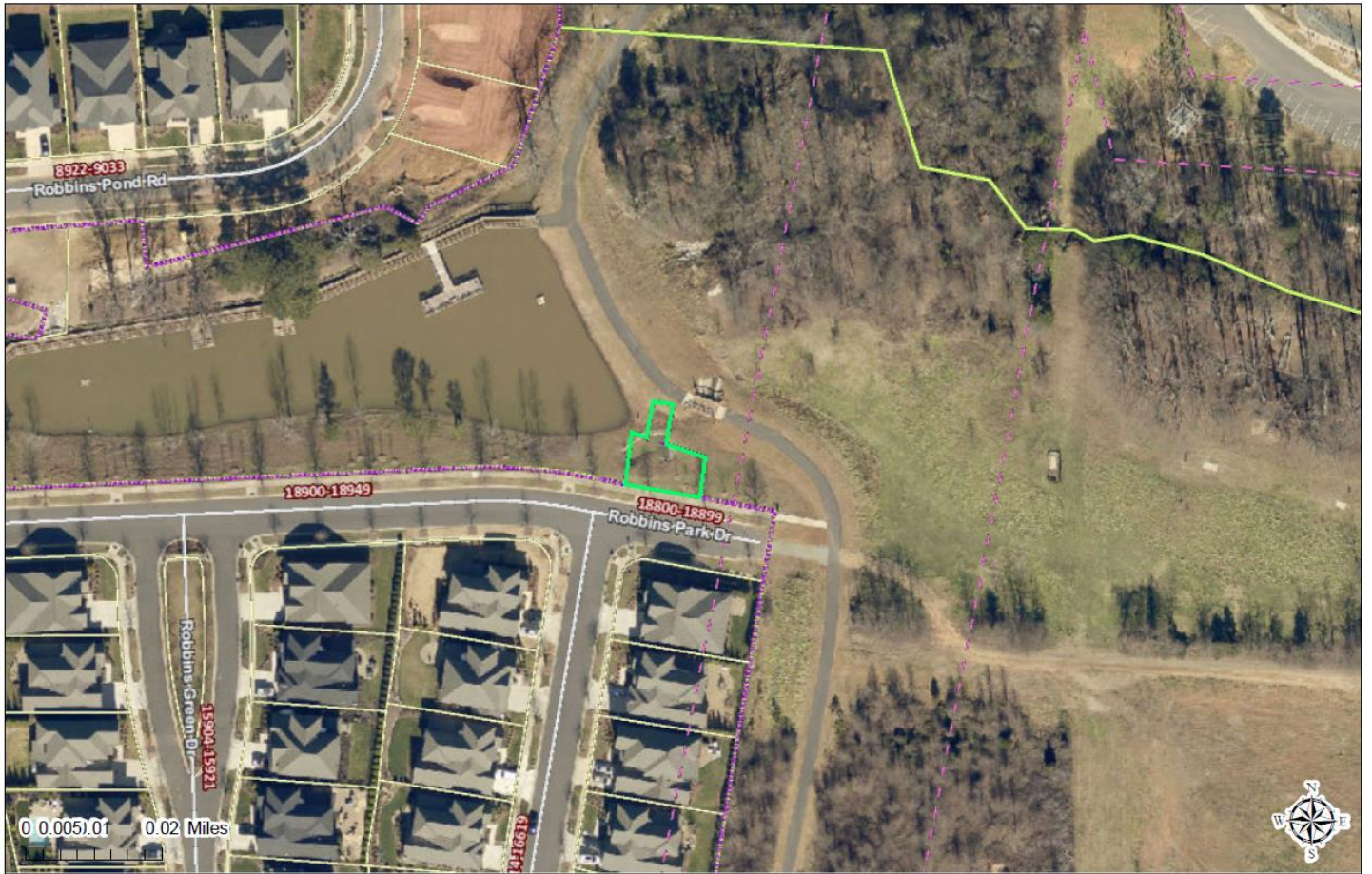


## Mandatory Referral 16-48

Initiated by: Park & Recreation

Submitted by: Asset & Facility Management

-  Mandatory Referral
-  County Property



(NCCS GRID NAD-83)

MECKLENBURG COUNTY  
DB 12672, PG 404  
MB 49, PG 593-601  
TAX PARCEL 005-071-12

PORTION OF PARCEL  
005-071-22  
TO BE CONVEYED TO  
MECKLENBURG COUNTY  
0.004 ACRES  
(171 SQ. FT.)

WESTMORELAND LAKE, LLC  
DB 18176, PG 666  
MB 49, PG 593-601  
TAX PARCEL 005-071-22  
LEVEL SPREADER "LS H-1"  
0.037 ACRES REMAINING  
(1,653 SQ. FT.)

PORTION OF PARCEL  
005-071-12A  
TO BE CONVEYED TO  
WESTMORELAND LAKE, LLC  
0.021 ACRES  
(923 SQ. FT.)

PORTION OF PARCEL  
005-071-12A  
TO BE CONVEYED TO  
WESTMORELAND LAKE, LLC  
0.001 ACRES  
(35 SQ. FT.)

PORTION OF PARCEL  
005-071-22  
TO BE CONVEYED TO  
MECKLENBURG COUNTY  
0.018 ACRES  
(787 SQ. FT.)

- Property being conveyed  
to County
- Property being conveyed  
to Westmoreland Lake, LLC



VICINITY MAP

MECKLENBURG COUNTY  
DB 12672, PG 404  
MB 49, PG 593-601  
TAX PARCEL 005-071-12

IPS - IRON PIN SET  
EIP - EXISTING IRON PIN  
CP - COMPUTED POINT

0 30 60  
GRAPHIC SCALE 1"=30'

ROBBINS PARK DRIVE  
(MB 53 PG 107)

REDDING PARK  
LANE

ELIZABETH LENNON  
ROBERT LENNON  
DB 27649, PG 803  
MB 53, PG 107  
TAX PARCEL 005-077-01



LINE TABLE

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 10°06'31" E | 13.72'   |
| L2   | S 79°45'11" E | 16.00'   |
| L3   | S 10°06'31" W | 7.58'    |
| L4   | S 79°14'12" W | 17.12'   |
| L5   | S 10°06'31" W | 15.27'   |
| L6   | N 71°45'04" W | 12.28'   |
| L7   | N 79°43'58" W | 18.66'   |
| L8   | S 10°06'31" W | 17.49'   |
| L9   | S 02°30'05" E | 18.31'   |
| L10  | N 79°14'12" E | 6.97'    |
| L11  | S 10°06'31" W | 6.17'    |

TOWN OF CORNELIUS  
MECKLENBURG COUNTY, NORTH CAROLINA

BOUNDARY SURVEY FOR:

WESTMORELAND LAKE, LLC

SURVEY DATE(S):  
5-16  
PLAT DATE:  
8-16  
DRAWING SCALE:  
1"=30'

**LANDTEC**  
SURVEYING & MAPPING

137 CROSS CENTER RD #255 OFFICE 704-443-3201  
DENVER, NC 28027 FAX 704-443-3202