

**Initiated by:** Jim Garges, County Park and Recreation  
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**Planning staff resource:** Julia Lund

**MANDATORY REFERRAL-REPORT NO. 17-30**  
**Proposed Acquisition of a Portion of Oak Hills Golf Course in Charlotte ETJ**

**PROJECT PROPOSAL AND LOCATION:**

The County would like to acquire a portion of Oak Hills Golf Course, totaling +/- 158 acres, in unincorporated Mecklenburg County for park & recreation purposes. The irregular sized property is directly south of Interstate 485, east of Oakdale Road and consists of eleven tax parcels including: 033-251-01, 033-251-05, 033-251-17, 033-251-14, 033-251-15, 033-251-16, 033-111-12, 033-261-05, 033-146-08 and portions of tax parcels 033-251-04 and 033-251-02. It is currently a golf course surrounded by single family homes of various lot sizes. The parcels are zoned R3 - Single Family Residential, according to the Charlotte Zoning Ordinance.

**PROJECT JUSTIFICATION:**

The property is an active golf course with significant natural areas on the northern border of the golf course along Long Creek. The natural areas along Long Creek are good quality maturing or mature forest that are providing habitat for wildlife and protecting water quality of the Long Creek watershed by controlling runoff and limiting erosion. Within the golf course, there are several isolated stands of vegetation, much of which occurs as uneven aged forest, with the majority of trees having a diameter-at-breast-height ranging between two and 20 inches.

When developed, this property would serve as Regional Park to fulfill the recreational needs of Mecklenburg County residents. Given the property's significant size, there is the opportunity to bring active recreational amenities like athletic fields as well as various passive/nonathletic amenities like walking trails, shelters, playgrounds and fitness zones to this area of the County. The land's topography also makes it well suited for a 5k cross country running course. Finally, this property will fill in a significant ownership gap along the Long Creek greenway corridor and would likely as an access point for future Long Creek greenway.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Acquisition of this property is consistent with Mecklenburg County's *Park and Recreation Master Plan*. The Plan identifies the need for more open space through park acquisition and recommends increases in the greenway trail network. Acquisition of this property accomplishes those goals.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The proposed acquisition of the subject parcel for park and recreation purposes is consistent with the adopted future land use of Greenway and Park/Open Space as per the *Northwest District Plan* (1990).

**PROJECT IMPACT:**

Acquisition of this property would provide additional recreational amenities to Mecklenburg County residents as well as contribute to the water quality of the Long Creek watershed.

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

This acquisition has no known relationship to other public or private projects.

**ESTIMATED PROJECT COMPLETION DATE:**

Acquisition of the property is anticipated to be completed in FY18.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their September 6, 2017 meeting and offered the following comments:

- It was stated that development of the park on this property would occur after 2023.
- Park and Recreation will not retain use of this property as a golf course.
- Site access issues that currently exist and are somewhat limited will be addressed during the park design process.
- The current property owner initiated the proposed transaction.

The following agencies were represented at the September 6, 2017 Joint Use Task Force meeting: Park & Recreation, City Real Estate, Planning, Charlotte Water, City Engineering & Property Management, City Stormwater, Charlotte-Mecklenburg Library, Central Piedmont Community College, County Asset Management, County Stormwater, County Public Health, Charlotte Mecklenburg Police, Charlotte Water, Charlotte Department of Transportation, Charlotte Mecklenburg Housing Partnership, Town of Matthews.

**PLANNING STAFF REVIEW:**

Planning staff has reviewed the proposed land acquisition and has determined the following:

**Conclusions:**

- The subject parcel is recommended for a mixture of Greenway and Park/Open Space.
- The portion of the subject parcel that borders Long Creek and McIntyre Creek is located in a FEMA floodplain.

**Adopted Goals and Policies:**

- The *Northwest District Plan* states as a goal the provision of a network of public open spaces to be distributed throughout the Northwest District.
- The *Northwest District Plan* recommends the acquisition of a Long Creek Community Park site.
- The *Northwest District Plan* recommends the provision of adequate park and open spaces to enhance the environmental quality of this area.

**CMPC PLANNING COMMITTEE REVIEW:**

At their September 19, 2017 meeting the Planning Committee voted 6-0 that it had no additional comments to offer to the submitting agencies, aside from the fact that there was disappointment expressed that the County plan is to eliminate the golf course and not to retain the property's use as a golf course.



