

MANDATORY REFERRAL | REPORT NO. 19-05

Proposal to acquire land in Huntersville for expansion of the Stephens Road Nature Preserve

PROJECT PROPOSAL AND LOCATION:

The County would like to acquire Tax Parcel 013-042-11 (+/- .499 acres) in the Town of Huntersville to expand the Stephens Road Nature Preserve. This undeveloped parcel is located along the Mountain Island Lake portion of the Catawba River with the Gaston County line immediately east of this parcel, across the river. It abuts Stephens Road Nature Preserve to the east and south and is zoned Rural according to the Town's Zoning Ordinance. Surrounding uses are residential and open space.

PROJECT JUSTIFICATION:

In the mid-1990s, the County and City entered into a conservation and management agreement by which the County agreed to manage property along Stephens Road as a nature preserve. The County has continued efforts to purchase land in this area for open space, habitat protection and water quality as Mountain Island Lake is the County's source of drinking water. This acquisition would continue those efforts.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of this property is consistent with the County's Park & Recreation Master Plan which recommends the acquisition of land to provide linkages between nature preserves, especially in the vicinity of Mountain Island Lake.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Huntersville 2030 Community Plan includes as a policy the support for the preservation and enhancement of the natural environment, along with its scenic and cultural assets.

PROJECT IMPACT:

Acquisition of this property would allow expansion of Stephens Road Nature Preserve and add to the land holdings along the Mountain Island Lake watershed. Acquisition of this parcel protects open space, the natural habitat, and water quality.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS: No known relationship to other projects.

ESTIMATED PROJECT COMPLETION DATE: Acquisition of this property should be complete in FY19.

JOINT USE TASK FORCE REVIEW COMMENTS:

At their April 3, 2019 meeting, the Joint Use Task Force reviewed this proposal and offered no additional comments.

PLANNING STAFF REVIEW:

Conclusions:

- The acquisition of this parcel for the expansion of the Stephens Road Nature Preserve is consistent with the vision set forth in the Town of Huntersville 2030 Community Plan.

Adopted Goals and Policies:

- The expansion of the Stephens Road Nature Preserve meets the objective of 2030 Community Plan to support the preservation and enhancement of the natural environment in the Town of Huntersville.

CMPC PLANNING COMMITTEE REVIEW:

At their May 21, 2019 meeting, the Planning Committee reviewed the proposed acquisition and has no additional comments for the submitting agency.

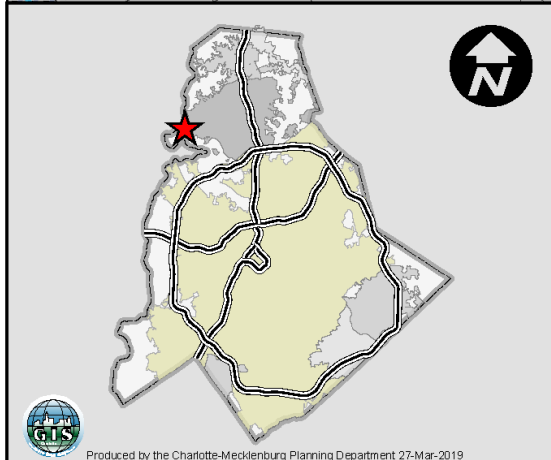
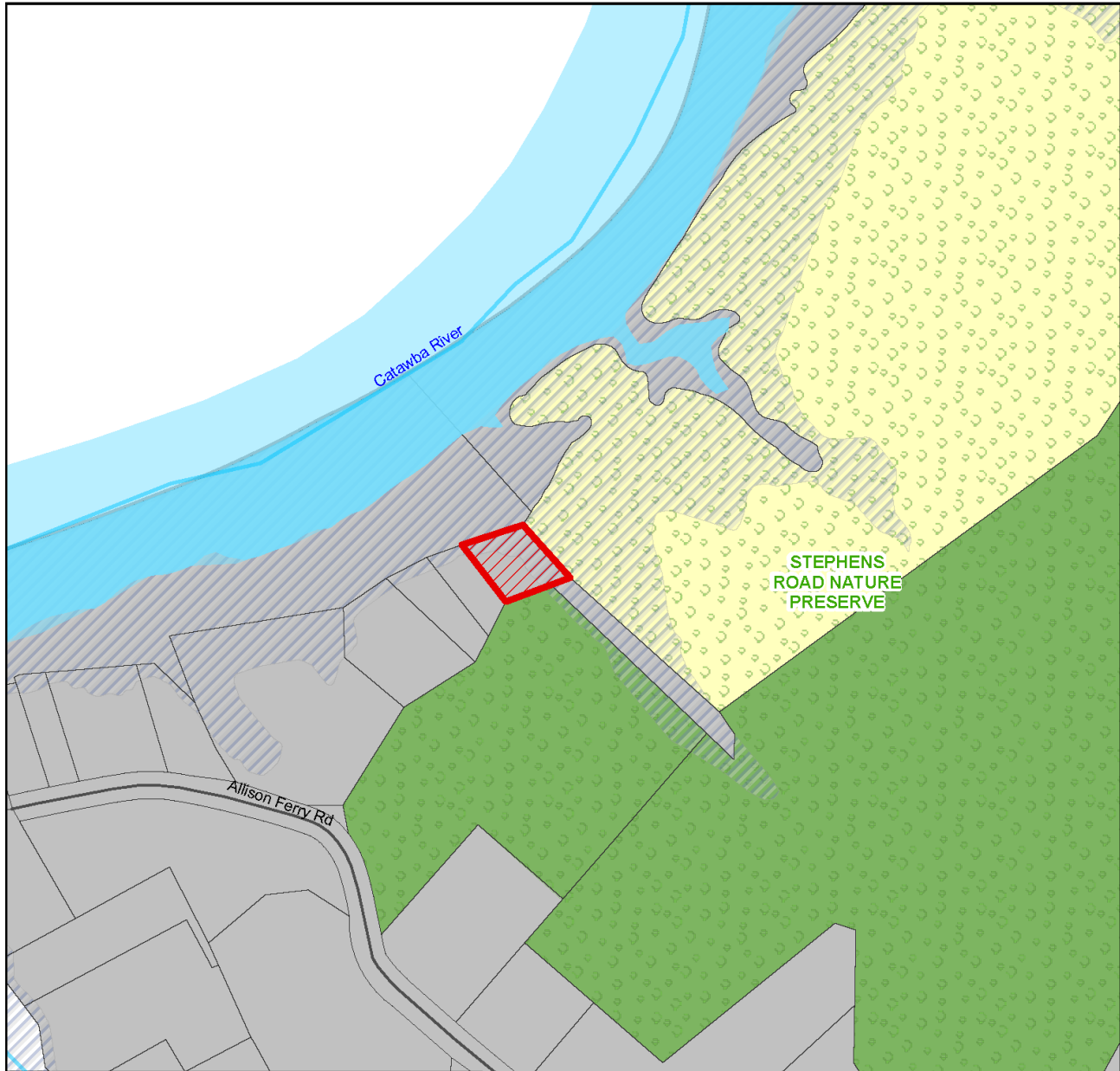
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LOCATION MAP

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


Produced by the Charlotte-Mecklenburg Planning Department 27-Mar-2019

Mandatory Referral 19-05

Initiated By: Park & Recreation

Submitted By: Asset & Facility Management

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

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