

MANDATORY REFERRAL | REPORT NO. 19-06
Proposal to acquire land in Huntersville for expansion of Auten Nature Preserve

PROJECT PROPOSAL AND LOCATION:

The County would like to acquire tax parcel 013-024-12 (+/- 0.454 acres) located on Pamela Street Extension (unopened right of way) as an addition to Auten Nature Preserve. Zoned GR General Residential according to the Town of Huntersville Zoning Ordinance, the property is vacant and surrounded by single-family residential properties and County-owned nature preserve properties.

PROJECT JUSTIFICATION:

As the County continues to develop, the opportunity to preserve the area's natural habitat and vegetation will become increasingly rare. Acquisition of this property takes steps toward achieving continuous uninterrupted property ownership for the nature preserve. Park and Recreation has found that nature preserves function better with large uninterrupted stretches of property so that plant and animal life can be maintained and protected.

In addition to expanding the nature preserve, acquisition of this property contributes to the County's water quality. The property is located within the McDowell Creek Watershed, Critical Area Three and feeds into Mountain Island Lake, the County's source of drinking water. Acquisition of the property removes the risk of future development that could contribute to downgrading the area's drinking water.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent with several Mecklenburg County adopted policies and plans such as the Park and Recreation Master Plan, the Mountain Island Lake Memorandum, the Charlotte-Mecklenburg Water Quality Buffer Implementation Guidelines as well as several other water improvement ordinance and floodplain development ordinances.

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 eliminates the opportunity for future development and expands the area protected by Auten Nature Preserve.

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

ESTIMATED PROJECT COMPLETION DATE: Acquisition of this property is expected to 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 Auten 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 Auten 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.

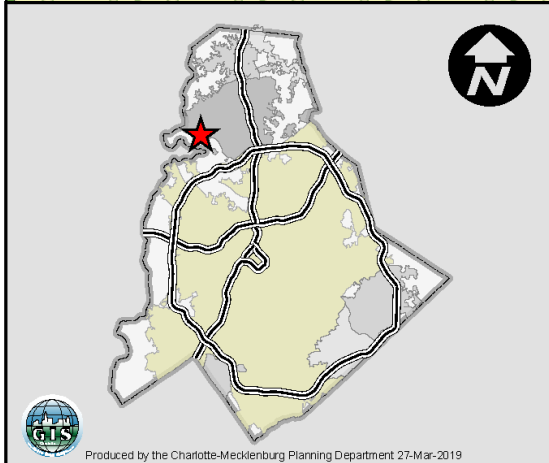
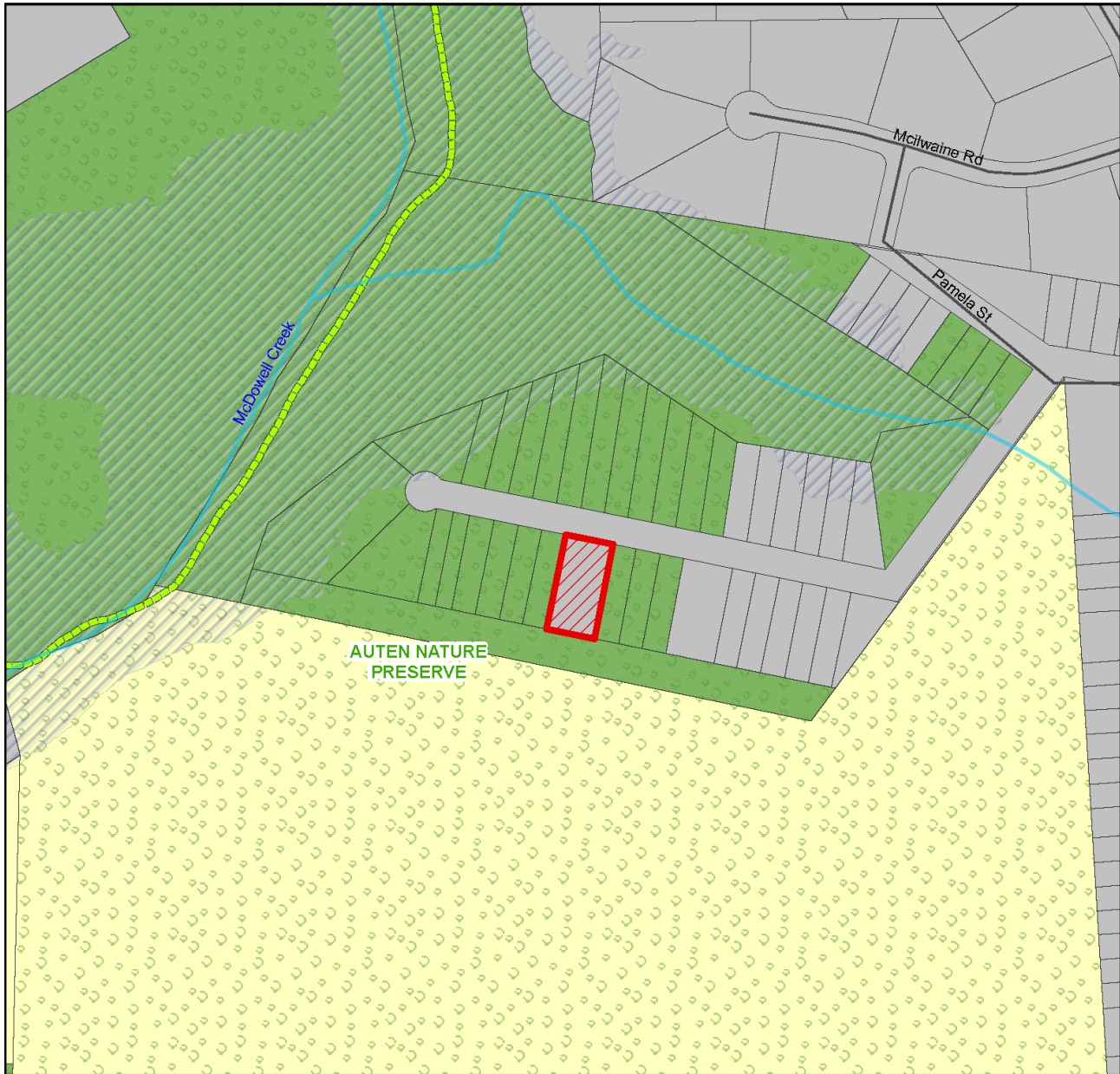
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LOCATION MAP

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

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Mandatory Referral 19-06

Initiated By: Park & Recreation

Submitted By: Asset & Facility Management

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

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