

MANDATORY REFERRAL | REPORT NO. 19-28
Proposal to acquire property along a tributary of Irvins Creek in Mint Hill

PROJECT PROPOSAL AND LOCATION: The County would like to acquire tax parcels 135-365-22 (+/- 9.11 acres) and 135-365-01 (+/- 7.19 acres), located along a tributary of Irvins Creek, in Mint Hill for future Irvins Creek Greenway. Zoned R, Residential District according to the Town of Mint Hill Zoning Ordinance, the properties are vacant and surrounded by single-family residential uses. Both acquisitions are located mostly within the flood plain. Parcel 135-365-01 is located almost entirely in the floodplain while parcel 135-365-22 has floodplain along its eastern edge.

PROJECT JUSTIFICATION: This section of Irvins Creek Greenway is not currently designed or funded for construction. Acquisition of these parcels will allow the County to increase its landholdings in the area for future greenway expansion.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of these properties is consistent with the County's *Park & Recreation Master Plan* which identifies this tributary of Irvins Creek as a greenway corridor.

CONSISTENCY WITH ADOPTED LAND USE PLANS: The sites are located in the Residential District (R), which according to the Town of Mint Hill's Unified Development Ordinance (2011), is designed to encourage the protection of the natural and manmade environment and resources and the retention of existing farm lands, rural estates, forested and water areas and other open type uses. Other selected uses, consistent with the needs of the community, are also provided for in this district.

PROJECT IMPACT: Acquisition of this property would allow for the expansion of the County's greenway system and the potential for stream improvements along Irvins Creek.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS: There are no known related public or private projects.

ESTIMATED PROJECT COMPLETION DATE: Acquisition of these parcels is expected to be complete in FY20.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this proposal electronically and offered no comments.

PLANNING STAFF REVIEW:

Planning staff has reviewed the proposed request and has the following comments:

Conclusions:

- The acquisition of these parcels for the future Irvins Creek Greenway is consistent with goals set forth in the description of the Residential District in Section 4.2 of the Town of Mint Hill Unified Development Ordinance (2011).

Adopted Goals and Policies:

- The future Irvins Creek Greenway meets the objective of the Residential District in the Unified Development Ordinance to protect the natural environment and provide uses consistent with the needs of the community in the Town of Mint Hill.

CMPC PLANNING COMMITTEE REVIEW:

At their November 19th meeting, the Planning Committee reviewed the proposed request and had the following comment:

- Considering vacant land in the county is becoming scarce due to development, the Planning Committee would like to commend Mecklenburg County Park and Recreation for recognizing the importance of acquiring and pursuing land to create more parks for our city.

LOCATION MAP



