

**MANDATORY REFERRAL REPORT NO. 98-06**  
**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
**EXPANSION OF REEDY CREEK NATURE PRESERVE**  
**FEBRUARY 1998**

**PROJECT LOCATION**

Reedy Creek Nature Preserve is located between Plaza Road Extension and Grier Road-Rocky River Road, northeast of Harris Boulevard (tax parcel 105-091-01). The current preserve property, as well as the proposed expansion property, is zoned R-3 single family residential. Please see attached tax map.

**PROJECT PROPOSAL**

Four tax parcels along Grier Road are proposed to be acquired for expansion purposes (105-071-02, 03, 04 and 105-091-26). A portion of tax parcel 105-091-24 (approx. 15-18 acres), located off Plaza Road Extension, is also proposed to be acquired for a conservation easement. Lastly, a portion of tax parcel 105-122-13 (approx. 25 acres), located off Plaza Park Drive, is requested for expansion. Please review the attached tax map. The total of all of the proposed acquisitions will add approximately 125 acres to the existing park.

**PROJECT JUSTIFICATION**

The February 27, 1997 update of the Nature Preserve Master Plan recommends that 1000 acres be the minimum size for Reedy Creek Nature Preserve. The preserve currently includes 690 acres (an additional 125 acres will bring the total land area to 815 acres). This plan also recommends excluding 116 acres of the existing site from nature preserve classification, since it is developed with typical active recreation park facilities. Furthermore, the 1989 Charlotte Mecklenburg Parks Master Plan recommends acquisition of a minimum of 1000 acres for the major nature preserves (Latta Plantation, McDowell, and Reedy Creek). Nature preserves are to be centers for environmental education programs and passive recreation opportunities.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS**

The Northeast District Plan recommends that the land proposed for acquisition be used as mixed housing and single family. However, a passive park is a compatible use in a residential area. Therefore, the proposed park expansion is consistent with the intent of the Northeast District Plan. The 1989 Parks Master Plan recommendations, as noted above, are also supported by the Northeast District Plan. All proposed land to be acquired is contiguous to the existing park, and is vacant, with the exception of the 10.2 acre parcel along Grier Road (single family use).

**PROJECT IMPACT**

The expansion of Reedy Creek Park will provide a larger and more conveniently located preserve for the large population base in and around eastern Mecklenburg County. It would also require the purchase of a single-family home (105-071-02) along Grier Road within two years of the land acquisition. The proposed expansion would provide for the protection of the Reedy Creek watershed, which is a major priority for the Charlotte-Mecklenburg Parks and Recreation Department.

**PROJECT COST**

The proposed expansion is funded by the 1995 park bonds. Approximately \$1.3 million is expected to be used for the expansion. The total value of all parcels involved in the expansion has been appraised at +/- \$2.69 million. The request for a conservation easement on the land owned by the WSOC station (15-18 acres) will come at no cost to the county, and was therefore not included in the appraisal.

**STAFF RECOMMENDATION**

Staff supports acquisition of this property to expand Reedy Creek Nature Preserve.

**PLANNING COMMITTEE RECOMMENDATION**

Recommended approval of the expansion.

# REEDY CREEK PARK

Existing  
Land



Land To Be  
Acquired

