

**MANDATORY REFERRAL REPORT NO. 98-33**  
**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
**LAND ACQUISITION FOR**  
**DAVIDSON/CORNELIUS/E. HUNTERSVILLE DISTRICT PARK**  
**OCTOBER 1998**

**PROJECT PROPOSAL AND LOCATION**

The Mecklenburg County Park and Recreation Department is proposing to acquire approximately 44 acres of additional land for the expansion of this future district park. This additional 44 acres (being a portion of tax parcel 011-141-10) is located south of and contiguous to the previously acquired park land (approximately 128 acres acquired in early 1998). It is also located on the northern side of Ramah Creek (see attached maps). This district park would serve the northern portion of the county, primarily east of I-77 (towns of Davidson, Cornelius, Huntersville and unincorporated areas), which is within the North Park District.

**PROJECT JUSTIFICATION**

The 1989 *Charlotte-Mecklenburg Parks Master Plan* recommended land acquisition and development of a district park to serve the northern portion of the county, east of I-77 (called Rocky River District Park in the plan). There are no other active recreation facilities in this general area. Addition of the subject property would bring the acreage total to approximately 173 acres. District parks serve as the primary source for active recreation, within the Mecklenburg County Park system, and are to be intensively developed.

**RELATIONSHIP TO OTHER PUBLIC AND PRIVATE PROJECTS**

This land acquisition would provide an improved configuration for a district park site to serve the three northern towns. This acquisition also would protect the northern side of a portion of Ramah Creek, which supports overall greenway and Surface Water Improvement and Management (S.W.I.M.) Objectives. A request for qualifications has been advertised to solicit design consultants for development of this district park site. Potential joint development is being explored (public/private/towns). The *North District Plan* adopted by the Mecklenburg County Commission proposes that this site be developed as single family residential, under two dwelling units per acre.

**PROJECT IMPACT**

This project would complete the land acquisition for this district park, which is recommended in the 1989 *Charlotte-Mecklenburg Parks Master Plan*. This developed park would serve the rapidly growing northern portion of Mecklenburg County.

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**PROJECT COST**

The current tax value for this 44½ acre site is \$390,466, which would be funded by the voter approved 1995 park bonds (land acquisition only).

**STAFF RECOMMENDATION**

Planning staff supports the purchase of this property for the indicated park purposes.

**PLANNING COMMITTEE RECOMMENDATION**

The Planning Committee voted unanimously 5-0 to support staff's recommendation.