

**MECKLENBURG COUNTY BOARD OF COMMISSIONERS  
RESOLUTION  
AUTHORIZING EXCHANGE OF A FIVE YEAR LEASEHOLD INTEREST ON A  
PORTION OF TAX PARCEL 013-041-01 ALONG NECK ROAD IN THE EXTRA-  
TERRITORIAL JURISDICTION (ETJ) AREA OF HUNTERSVILLE FOR AN ACCESS  
EASEMENT ON TAX PARCEL 013-181-04 ALSO ALONG NECK ROAD IN THE  
EXTRA-TERRITORIAL JURISDICTION OF HUNTERSVILLE**

**WHEREAS**, the County owns Tax Parcel 013-041-01 along Neck Road in the Extra-territorial jurisdiction (ETJ) of Huntersville (hereinafter referred to as the “County Parcel”) which is a portion of the County’s Cowan’s Ford Wildlife Refuge; and

**WHEREAS**, the County is also owner of the Rural Hill Nature Preserve located along either side of Neck Road in the ETJ of Huntersville; and

**WHEREAS**, the County needs to secure a long-term accessible route to and from this portion of the nature preserve to implement activities associated with restoring and maintaining the nature preserve and has determined that the most feasible, cost efficient and desirable route to and from the property is across Tax Parcel 013-181-04, which is owned by Robert L. Parks, Richard A. Parks, and Ralph L. Parks (collectively “Parks); and

**WHEREAS**, the Parks desire to lease +/- 2.25 acres of the County parcel to graze animals and mow from time to time; and

**WHEREAS**, the Mecklenburg County Board of Commissioners approved a lease for five (5) years in exchange for an access easement in March 2019; and

**WHEREAS**, the County and the Parks have agreed to extend the five (5) year access easement across the Parks property in favor of the County in exchange for a five (5) year lease of the County Parcel in favor of the Parks; and

**WHEREAS**, the Mecklenburg County Park and Recreation and Asset and Facility Management Departments have determined that in its opinions the County will receive full and fair consideration for the property interests to be exchanged; and

**WHEREAS**, pursuant to G.S. 160A-271, the Board of County Commissioners is authorized to exchange real property owned by the County for other real property by private negotiation if the County receives full and fair consideration for its property; and

**WHEREAS**, pursuant to G.S. 160A-271, on December 3, 2024 the Board approved a resolution stating its intent to authorize the exchange of a lease on the County parcel for an access easement across the Parks property and authorized publication of a notice of such intent, which notices was published in The Charlotte Observer as required by law;

Now, therefore, be it

**RESOLVED** that the Mecklenburg County Board of Commissioners hereby authorizes the exchange of a five (5) year leasehold interest on the named County parcel for an access easement across the Parks property, authorizes the County Manager to negotiate a contract for the exchange, and authorizes and directs the County Manager to execute the deed and any other documents necessary to effectuate the exchange.

APPROVED the \_\_\_\_\_ day of \_\_\_\_\_, 2025

Approved as to Form:

\_\_\_\_\_  
County Attorney

\_\_\_\_\_  
Clerk to the Board