



MECKLENBURG COUNTY

Park and Recreation Department

To: Mecklenburg County Board of County Commissioners

From: Chris Matthews, Division Director

Date: 9/11/24

Re: Garrison Rd. Extension Project Fact Sheet

Overview

- The portion of Berewick Park property (PIN 14117111) that will be primarily affected by the Garrison Rd. extension was purchased by the County in 2002 (See attached map).
- The Dixie-Berryhill Strategic Plan (transportation) was approved in 2003.
- An extension of Garrison Rd. was included on a 2004 Thoroughfare Plan.
- The Mandatory Referral for the property purchase – No. 02-16 noted:
 - “Dixie-Berryhill Thoroughfare alignment: Transportation planning staff worked with Park and Recreation Staff in the development of a future thoroughfare alignment in the area that would minimize impacts to the proposed park.”
 - “In addition to being in a protected watershed and SWIM area, the land in this acquisition proposal is particularly environmentally sensitive due to steep slopes and streams and wetlands within or adjacent to the site. Grading such a site to make level areas for playing fields may have negative environmental impacts.”
 - CMPC (Charlotte-Mecklenburg Planning Committee) recommended the purchase and noted: “Staff strongly recommends that Park and

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Recreation work with CMPC, CDOT, and City/County Storm Water Services to refine the park design to mitigate environmental impacts of park development, protect sensitive environmental features (slopes, natural areas, trees), protect water quality, and enhance pedestrian connectivity and access to surrounding development.”

Berewick Park and Related Projects Background

- In the early-2000s, the County agreed to a stream restoration/conservation easement project on a tributary to Beaverdam Creek within Berewick Park. The stream restoration project was completed in 2006 by the State of NC, and after monitoring, it was transferred to long-term management by the State in 2013.
- A permanent conservation easement was placed on the streams in 2006 to ensure permanent protection of the environmental investment by the State of NC.
- An area development master plan prepared by Pappas Properties and LandDesign was approved in 2007 which showed area neighborhood, road infrastructure and park development plans.
- A masterplan for Berewick Park was prepared by Park and Rec. and LandDesign and presented to the Steele Creek community in April 2008.
- Park and Recreation ultimately implemented only a portion of the original Berewick Park Master Plan due to funding and the potential for negative environmental impacts of the original Master Plan scope.
- When Berewick Elementary School and Berewick Park were approved for development (completed in 2010), the right-of-way for that extension was not reserved by the City/CDOT during their plan review process.

Park and Rec Coordination and Mitigation

- County Real Estate was made aware of a request for the Garrison Rd. project in Berewick Park by McCraney Property Company in July/August, 2020 and shortly thereafter began to coordinate with Park and Rec. on the request.
- On 10/14/20, County staff (real estate and park and rec) was asked to meet with McCraney staff and a CDOT representative to discuss modifications to

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the proposed road project that could be considered to move the project forward.

The following strategies were discussed:

- Revise the roadway cross section to minimize the impact to Beaverdam Creek,
 - Provide for a pedestrian connection (greenway),
 - Evaluate upgradient locations to minimize maintenance,
 - Shifting the road closer to an existing sewer easement and combine the projects to minimize the impact,
 - Revisit the overall cross section of Garrison Road in light of the trail network that is planned for the area,
 - Dedicate an easement for a future greenway within the SWIM Buffer adjacent to Beaverdam Creek,
 - Evaluate a land swap,
 - Work with the City to develop a strategy to approach the State about Garrison Road impacts to the conservation easement.
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- Modifications to the road project were implemented and included a four-culvert design, three of which are for the stream flow and one of which is located higher up the slope and is solely dedicated to the greenway. Additional measures included the removal of a center median from the road cross-section, a land swap that increased County parkland acreage, planting of native trees, location of the road to a western property boundary, and co-location of the road and a proposed sewer line in the same location.
 - Because the road crossing was going to impact the permanent conservation easement for the stream restoration, County Real Estate and Park and Rec. both agreed to move forward with recommending the project, with modifications, only if the State of NC and the US Army Corps of Engineers agreed to release conservation easement credits to allow the placement of the road.
 - On 5/23/23, the US Army Corps of Engineers issued a conservation easement credit release to allow the project to move forward.

Based on the approval by Federal and State agencies and the efforts made to minimize impacts to parklands, Park and Recreation is supportive of the road project as designed.

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