Getting to know Zoom

Stay muted!
Red line through microphone = muted

Video optional.
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Click Annotate under “View Options”

Ask questions and add comments to the chat throughout the meeting!

Unmute
Start Video
WELCOME
TO THE
Ezell Park
Community Workshop
MEET THE TEAM...

Asset & Facilities Management

Capital Planning Division

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STITCH
DESIGN SHOP

MMSA STRUCTURAL ENGINEERS

EZELL COMMUNITY PARK
COMMUNITY WORKSHOP GOALS...

1. Review project location and area context
2. Define and discuss the term “Community Park”
3. Presentation of existing site conditions and features
4. Review previous master plan programming
5. Interactive Session: Validation of Previous Program
AREA GROWTH PATTERNS...

2010 AERIAL

- 1/2 MILE RADIUS
- 1 MILE RADIUS
- EZELL FARMS
- COMMUNITY PARK
- LEBANON ROAD
- WELL ROAD
- MATTHEWS MINT HILL ROAD
- MATTHEWS MINT HILL ROAD

2019 AERIAL

- 1/2 MILE RADIUS
- 1 MILE RADIUS
- EZELL FARMS
- COMMUNITY PARK
- LEBANON ROAD
- WELL ROAD
- MATTHEWS MINT HILL ROAD
- MATTHEWS MINT HILL ROAD

TOWN OF MINT HILL POPULATION

- 2010: 22,767
- 2011: 23,270
- 2012: 23,853
- 2013: 24,445
- 2014: 24,941
- 2015: 25,505
- 2016: 26,251
- 2017: 26,755
- 2018: 27,169

* POPULATION GROWTH OF +/- 4,500 IN 8 YEAR TIMESPAN

NEW HOUSES IN NEIGHBORHOOD IN PROGRESS
NEW BUILDING IN PROGRESS
NEW NEIGHBORHOOD COMPLETED
NEW NEIGHBORHOOD IN PROGRESS
A COMMUNITY PARK IS...

- Minimum of 20 - 100 acres in size
- Designed to serve a more localized area of the county (citizens within a 15 minute drive)
- Amenities can be Active and Passive in nature
  - Active Amenities - Athletic Fields & Courts
  - Passive Amenities - Walking Trails & Picnic Shelters
- Amenities will be smaller in quantity, size, and tournament quality as compared to Regional Park standards
- 100-foot buffers shall be maintained around the entire perimeter of the park

*Sourced from Mecklenburg County Park and Recreation’s ‘Comprehensive Park & Recreation Master Plan Update’ dated April 2015.*
SURROUNDING PARK INVENTORY SUMMARY...

- No other Existing Park located within 1 mile of project
- The MOST provided activities within 5 miles are:
  - Picnic Areas (14)
  - Playgrounds (12)
  - Multi-Purpose, Soccer, & Baseball / Softball Fields (72)
  - Tennis Courts (23)
- The LEAST provided activities within 5 miles are:
  - Recreation Center / Pavilion (1)
  - Dog Park (1)
  - Splash Pad (1)
  - Stage (1)
EXISTING SITE CONDITIONS & FEATURES...

MATTHEW MINT HILL ROAD
WELL ROAD
MINTWOOD DRIVE
EZELL COMMUNITY PARK
EXISTING SITE CONDITIONS & FEATURES...

1. Existing Community Garden
2. Existing Gravel Access Lane
3. Existing Mature Tree Grove & High Point
4. Looking Downhill Across the Pasture
5. Looking Uphill Across the Pasture

EZELL COMMUNITY PARK
EXISTING SITE CONDITIONS & FEATURES...

6. Farm Pond with Wooded Background

7. Looking Along Ridge-line Toward Garden

8. Well Road Toward Matthews Mint Hill Road

9. Looking Uphill Across the Pasture

EZELL COMMUNITY PARK
EXISTING SITE CONDITIONS & FEATURES...

10. Looking Across the Farm Pond from Dam

11. Successional Pasture

12. Secluded Pasture

13. Mintwood Road
EXISTING SITE ANALYSIS...

GIS Parcel IDs: 19503104 & 19503106
Total Site Area: 90.682 AC
Municipality: Mint Hill / Mecklenburg County
Zoned: R – Single Family Residential (Requires Rezoning)
Water Quality Buffer: Yes, on parcel 19503106
Post Construction District: Catawba (19503104) & Goose Creek (19503106)
Open Space: Proposed: 15% Min.
ADDITIONAL SITE DATA:
Forested Area: 32.48 AC
Pasture Area: 49.97 AC
Pond Area: 2.01 AC
Buffer Area: 5.91 AC

EXISTING COMMUNITY GARDEN
EXISTING DITCH
PROPOSED NCDOT ROADWAY IMPROVEMENTS
PROPOSED NCDOT MULTI-USE PATH ALONG R.O.W.
EXISTING DITCH DRAINS TO STEVENS CREEK
WIRE FENCE & CEDAR / SHRUB HEDGE-ROW ALONG R.O.W.
INVASIVE SPECIES AREA
DENSE TREE SCREENING & WIRE FENCE
HIGH POINT, EXISTING LARGE MATURING TREES TO REMAIN
SUCCESSIONAL GROWTH +/- 6'-8' HEIGHT WITH TREES / SAPLINGS
EXISTING UNIQUE TERRACED LANDFORM
EXISTING GRAVEL DRIVE
SUCCESSIONAL PASTURE (+/- 4'-6' HEIGHT)
EXISTING PINE TREES
EXISTING POND TALL HARDWOOD CANOPY
EXISTING CELL TOWER
100' UNDISTURBED POST-CONSTRUCTION EASEMENT
POTENTIAL PRIMARY ENTRANCE & EXIT
POTENTIAL SECONDARY ENTRANCE ACCESS
EXISTING GRAVEL DRIVE
TOPO & WIND BREAKS BLOCK TRAFFIC NOISE
+/- 4.6 MILES TO TRADE STREET MATTHEWS
MATTHEWS MINT HILL ROAD GOLFVIEW COURT QUAIL RIDGE DRIVE CHUCKWOOD DRIVE WELL ROAD MINTWOOD DRIVE MINT FOREST DRIVE PEGGY LANE
EXISTING POND 5 AC 1 AC 1/2 AC
EXISTING PINE TREES
POTENTIAL PEDESTRIAN CROSSING
EZELL COMMUNITY PARK SHOULD MOSTLY BE...

PASSIVE
Recreation Activities that take place within Natural and Minimally Developed Spaces.

ACTIVE
Recreation Activities that require specific Facilities for play such as Fields, Courts, and other highly developed spaces.

AGRARIAN & NATURE BASED
Recreation Activities that relate to the education and preservation of nature or the sustainable cultivation of land and the advancement of local agricultural groups or co-ops.
PASSIVE RECREATION IS...
Outdoor Activities that take place within Natural and Minimally Developed Spaces.

- Fishing Pond
- Amphitheater
- Picnic Tables
- Dog Park
- Memorial Wall
- Spring Garden
- Disc Golf
- Adventure Based Play Area
- Walking & Bike Trails
- Shelters & Picnic Areas
- Horsehoes / Cornhole / Bocce
- Yoga / Wellness Lawn
ACTIVE RECREATION IS...

Outdoor Activities that require specific Facilities for play such as Fields, Courts, and other highly developed spaces.
AGRARIAN & NATURE BASED RECREATION IS...
Outdoor Activities that relate to the education and preservation of nature or the sustainable cultivation of land and the advancement of local agricultural groups or co-ops.
NEXT STEPS...

ANTICIPATED SCHEDULE

Today
1st Public Input Session

January 2021
2nd Public Input Session

Spring 2021
Rezoning & Construction Documents

Fall 2021
Project Permitting

2022
Bidding & Construction

2023
Park Opening

CONTACTS

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STAY UPDATED:
https://publicinput.com/Ezell
Mecklenburg County Park & Rec

EZELL PARK COMMUNITY WORKSHOP