



SECTION 1

ANALYSIS OF EXISTING PARKS AND RECREATION FACILITIES

Introduction

The inventory of recreational facilities in the Town of Cornelius was performed by Site Solutions using information provided by the park and recreation staff and committee members. The facilities review required site visits to gain more specific information on elements and characteristics. Park facilities are presented based on ownership and facility type. This analysis does not include a detailed assessment as to the quality and condition of the facilities.

Inventory of Local Cornelius Public Facilities

Town Hall

Town Hall is located on Catawba Avenue on a 1-acre parcel of land owned by the Town. There are community rooms for instructional classes, events, public hearings, and advisory commission meetings.

Police Station

The police station contains a public meeting room for various organizations.

Jetton Road Neighborhood Park

Cornelius owns 6.0 acres along Jetton Road. The site is currently used as a public open space. A master plan has been developed for this park with proposed improvements including a practice football/soccer/multi-purpose field, playground, and trails.

Walter Henderson Road Mini Park

Cornelius owns 3.0 acres along Walter Henderson Road and, in 2002, constructed a park that includes a playground, play meadow, picnic shelter and walking trail.

Yacht Club Playground

The Town leases a small playground open to the public in the Peninsula adjacent to the Peninsula Yacht Club. The playground replaced an unsafe playground originally installed by the developer of the Peninsula.

Legion Park

The Town owns the 7-acre property located on Legion Street across from the American Legion Post No. 86. Facilities include a 275' outfield softball/baseball field, restroom/concession building, picnic shelter, playground area, azalea memorial garden and walking trail/path.



Smithville Neighborhood Park

This 8.8-acre park includes two baseball fields, one multi-purpose soccer field, a restroom building, picnic shelter and playground.

Torrence Chapel Neighborhood Park

This 15-acre park includes parking, two baseball/softball fields (300' & 200'), shelter/restroom building, play area, picnic tables, one basketball court, two tennis courts, and walking path/trail.

Bailey Road Community Park

The Town has constructed a 75-acre community park on Highway 115 at Bailey Road. The original Master Plan called for the development of two youth baseball fields, four soccer fields, four softball fields, two basketball courts, three tennis courts, trails, playgrounds, and picnic facilities. In addition, the original Master Plan also provided space for a swimming facility (indoor and outdoor) that was to be constructed by MAC (Mecklenburg Aquatic Club) on 5.23 acres sold to them for that purpose.

Since approval of the Master Plan, two phases of the park have been constructed and a third is underway. Existing and to-be-constructed facilities include two baseball fields, two soccer fields, two basketball courts, three tennis courts, a picnic shelter, playground, amphitheatre and trails. The MAC facility has not been constructed, but the non-profit organization plans to build a facility on this site.

In 2004, 22 acres of Bailey Road Park were sold to the Charlotte Mecklenburg Schools (CMS) to construct a Middle School. Four softball fields and a soccer field were sacrificed from the original Master Plan to accommodate the school footprint. In return, CMS agreed, through an inter-local agreement, to build the Town's first dedicated football field and track. In addition, the Town has access to the gymnasium and other facilities, effectively helping to meet the need for indoor gymnasium and activity space. CMS will use the ballfields and amenities in the adjacent municipally operated park. The Town relinquished one-million (\$1,000,000) of its Mecklenburg County land-banking allocation to the County for use by CMS to purchase land to the east of the park site for use in building a high school. A similar inter-local agreement will allow Town use of the gymnasium, ballfields and other amenities. Additionally, a mountain bike trail and greenway trail will be constructed on this property.

Robbins Community Park

Mecklenburg County originally purchased this 100 acre undeveloped tract and leased 50 acres to the Town in 2001. Since that time it has been utilized for a few special events and a community garden and is awaiting funding by the Town. An additional 6-acre parcel was added in 2004 to the land configuration adding access to the south bypassing West Catawba Avenue. The passage of a Mecklenburg County Bond Referendum in 2004 suggests that the envisioned greenway running through Robbins Park will become a reality.

Cornelius Elementary School

The County owns the 16.25-acre property. The school site includes a multi-purpose room, one playground, two basketball courts, and two multi purpose fields. The Town has limited programming access to these facilities.



Public Library

The County owns and operates a wonderful library along Catawba Ave across from Cornelius Elementary School. This library is a community treasure with a meeting room and public green space.

Open Space

The Town owns undeveloped property (dedicated open space) as follows:

- Undeveloped land off US 21
- Oakhurst Undeveloped
- Floral Lane Undeveloped Open Space
- Coachmans Woods (to be dedicated)
- Coachmans Woods/Floral Lane
(to be leased from County)
- Olde Mill Village (Dog Impoundment Use)
- Glenridge (not yet dedicated)
- Land Near Curtis Screw Company
- Heritage Green

Inventory of Nearby Town Facilities

Davidson and Huntersville Facilities

- Beaver Dam (Davidson)
- David B. Waymer Center (Huntersville)

Inventory of Nearby County Public Facilities

Jetton Park on Lake Norman (Cornelius)

This 105 acre special use/lake-access park, is located off of Jetton Road. Facilities include eight tennis courts, picnic area, trails, playground, and beach area.

Ramsey Creek Lake Access (Cornelius)

Located off of Nantz Road, this is a 46-acre special use lake access park. Facilities include three large picnic shelters, playground, volleyball court, picnic area, fishing pier, boat launch, and beach. A recently completed dog park adds a variety of activities to this park.

Blythe Landing (Cornelius)

This special use lake access park is a 26-acre park located off of NC 73. Facilities include two volleyball courts, concession / restroom building, picnic areas, playground, boat slips, and launch area.

North Mecklenburg Park (Huntersville Facility)

This park is located south of the intersection of NC 115 and Sam Furr Road. Facilities include two softball fields, two little league fields, four basketball courts, two soccer fields, one picnic shelter, one restroom building, a walking trail, and a playground area. This site is a former Mecklenburg County facility that is now under control of the Town of Huntersville.



Holbrooks Model Airplane Flying Field (Huntersville)

This County-operated facility provides model airplane enthusiasts opportunities to practice their craft.

Latta Plantation Park (Huntersville)

Latta Plantation is special use park located on Mountain Island Lake. Facilities include picnic shelters, playground, fishing pier, hiking trails, equestrian facilities, historic farmhouse, and the Carolina Raptor Center.

Bradford District Park (Huntersville)

This facility is being planned as a County park to include an array of soccer/multi-use fields, softball fields, trails, recreation center and other facilities. It is anticipated to be leased to the Town of Huntersville and will be operated as a Huntersville park. The Town of Davidson will also assist in its operation and benefit from its use under inter-local agreement with Huntersville.

Inventory of Nearby State Public Facilities

Duke Power State Park

This state park facility is located along thirteen miles of Lake Norman's shoreline. Facilities include 6.2 miles of trails, fishing and swimming areas, two large picnic grounds, thirty three family campsites, and two large group campsites. This facility is located off of Interstate 77 in Troutman, NC, and is approximately 25 miles north from Cornelius.

Boone's Cave State Park

This facility is a state park with principal attractions including the Yadkin River with rock outcrops and entrance to Boone's Cave. Facilities include one half mile of trails, large picnic shelter, and a canoe trail rest stop. This facility is approximately 45 miles northeast of Cornelius.

Crowders Mountain State Park

State Park with principal attractions being Crowders Mountain with sheer vertical cliffs and scenic overlooks. Facilities include thirteen miles of trails, rock climbing, fifteen campsites, two picnic shelters, and a nine acre lake with bank fishing. This facility is located off of Interstate 85 south of Gastonia, NC, and is approximately 45 miles north from Cornelius.

Town of Cornelius Park Inventory

Name	Acreage	Adult Baseball	Youth Baseball	Softball	Girls Softball	Football	Soccer	Basketball	Tennis	Volleyball	Picnic Shelter	Playground	Hiking/Walking	Community Center	Swimming Pool	Bicycling	Garden Areas	Water Access
Bailey Road Park	68 ¹		2				2	2	3		1	2	1				1	
Robbins Park (leased)	50 ²																1	
Total Community Park Acreage	118																	
Torrence Chapel Park	14.26		1	1				1	2		1		.5					
Smithville Park	8.78		2				1				1	1						
Legion Park	7.16		1								1	1	.5				1	
Jetton Road Neighborhood Park	6.0												.35					
Total Neighborhood Park Acreage	36.2																	
Walter Henderson Road Mini Park	2.97										1	1	.25					
Total Mini Park Acreage	2.97																	
Blythe Landing	26.0									2	1	1						1
Ramsey Creek Park	46.0										3	1	1					1
Jetton Park on Lake Norman	105.0								8		3	1	2					1
Total County Park Acreage	177.0																	
Yacht Club Park Playground	.61											1						
Total Undeveloped Open Space	136.87																	
Grand Totals	471.65		6	1			3	3	13	2	12	9	5.6				3	3

¹ Acreage reflects land currently part of a park. Does not include land associated with the middle school.

² Acreage reflects land directly associated with community park; does not include acreage associated with natural areas.