

MANDATORY REFERRAL REPORT NO. 01- 36
PURCHASE LAND ON HOLBROOKS ROAD IN HUNTERSVILLE TO BUFFER FORMER
LANDFILL

PROJECT PROPOSAL AND LOCATION: The county proposes to purchase two parcels of land adjoining the county's closed Holbrooks Road landfill facility in the Town of Huntersville's unincorporated sphere of influence to serve as a buffer between the old landfill and properties to the south. These parcels (PID numbers 019-191-20 and 019-191-05) are to the south of the former landfill across Holbrooks Road. These two parcels - which collectively consist of 8.2 acres - are currently for sale.

PROJECT JUSTIFICATION: The land is planned to be used as open space, once the county purchases it, but no particular recreational site improvements are scheduled. Groundwater monitoring wells are planned to be installed on these parcels, in accordance with requirements for monitoring of former landfills. Buffering the former landfill from land to the south should improve the viability of and future development which may occur in this rural part of the county.

PROJECT IMPACT: The subject properties are located in an OPS zone in the Huntersville zoning ordinance, which allows for residential, parks, and conservation/open space land uses; therefore the intended land use is consistent with Huntersville's zoning. The North District Plan (1992) calls for low density residential development on these parcels, with the former landfill developed as parkland. The North District Plan also prescribes a future neighborhood convenience center to the south of the subject parcels. In addition to bordering the former landfill to the north, the parcels border vacant and rural residential properties to the south and east, and a vacant parcel to the west which is already county-owned. Beyond that parcel to the west is an active, privately-owned construction/demolition landfill.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS: The former landfill is now used as the David Wayner Flying Field, operated under the auspices of the Mecklenburg County Park & Recreation Department. This facility accommodates model airplane hobbyists who use the facility to fly motorized model planes.

A future minor thoroughfare ("Browne Road extension") shows up on the Thoroughfare Plan running north/south through these parcels, although it is not ranked for construction in the "2025 Transportation Plan".

PROJECT COST: The parcels are on the market for a combined price of \$140,000.

STAFF RECOMMENDATION: Staff recommends that the county purchase these two properties, and to allow management of the land (along with the county-owned parcel to the west) to be managed for recreational purposes by Mecklenburg County Park & Recreation and/or by the Town of Huntersville's Park & Recreation Department. Given the need to install and maintain groundwater monitoring wells on the property, coupled with the eventual possibility that the site could be bisected by a future minor thoroughfare and/or developed as a neighborhood commercial center, it is further recommended that recreation improvements to the parcels not be capital-intensive.

Finally, as a result of the recommendation from the Joint Use Task Force, staff recommends that the county contact the Town of Huntersville with regard to the potential use of the dwelling which is situated on one of the parcels for town use.

PLANNING COMMITTEE RECOMMENDATION:

Approved by a vote of 6-0, on condition that the applicant contact the Town of Huntersville Park & Recreation Department to ascertain its interest in operating and managing the property as recreation space.

Mandatory Referral: MR01-36



Produced by the Charlotte-Mecklenburg Planning Commission, May 2001.



CAPITAL PROJECT PROPOSAL FORM

Instructions:

This form is provided to capital project initiating agencies and departments for reporting proposed projects to the Charlotte-Mecklenburg Planning Commission in accordance with the requirements of North Carolina House Bill 855.

Proposed capital projects are to be submitted to the Planning Commission using this form, at least 30 days prior to presenting the project to the governmental unit having authority to authorize it.

In order to constructively review a proposal a full description of the project and its objectives is necessary. Please provide all of the information requested and all available graphic information. You will be advised when the project is scheduled for Planning Commission consideration so that your department representative may be present to respond to questions.

I. Initiating Department County Real Estate Services Date May 30, 2001

Submitted By Robert F. Binford

Department Representative Robert F. Binford

II. Project Name: Purchase of Land Adjacent to the former Holbrooks Road Landfill

Location and Description of Project Purchase of 15430 Holbrooks Road

(Parcel Number 019-191-20) and 15541 Holbrooks Road (Parcel Number 019-191-05) located at the end of Holbrooks Road in the Huntersville area

located adjacent to and across the road from the former Holbrooks Road

Landfill.

- III. Project Justification/Need The land will be used for landfill buffer area and green space. The land is currently for sale.

- IV. Project Status (Check those that apply)

Nothing done but this report x Land not yet acquired x
Preliminary plans complete Land acquisition underway
Detailed plans complete Land acquired

- ## V. Proposed Development Schedule

	<u>Begin</u>	<u>Complete</u>
Planning	<u>FY 2000-2001</u>	<u>FY 2001-2002</u>
Land	<u>FY 2001-2002</u>	<u>FY 2001-2002</u>

Construction

(Identify any known external factors which are critical to the timing of this project. For example, the opening of a major shopping center, or construction of a new School)

- VI. Relation of this proposal to Other Public Projects. (Is this project part of a series of interrelated capital projects? Is the project affected by or does it affect other public projects in the area? No

- VII. Project Cost Estimate – (indicate the estimated total project costs and described how this estimation has been made). Land costs are \$140,000,

the asking price for the two parcels.

VIII. Assistance Funds – (If State or Federal assistance funds are proposed indicate The specific assistance program, and the status of any applications for project funding assistance). N/A

Revised: 9-28-92