

MANDATORY REFERRAL REPORT NO. 05-10
Proposed Land Acquisition Adjoining Holbrooks Road Landfill in Huntersville

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Real Estate proposes to acquire tax parcels 019-191-02, 019-191-13, 019-191-20, and 019-191-21 at 15440 Holbrooks Road in Huntersville. This +/-47-acre tract is vacant and is contiguous to a portion of the Holbrooks Road Landfill, aka David B. Waymer Flying Field. The landfill has been closed for over fifteen years. The proposed acquisition intends to create a buffer surrounding one portion of the old landfill site. Technology and operations procedures have changed substantially since this property was utilized as a landfill.

The current zoning of this tract is Transitional Residential District (TR) per Huntersville's zoning ordinance. This zoning classification is proposed to encourage the development of neighborhoods and, according to the Huntersville zoning ordinance "serves as a bridge between rural zones and more urbanized development." This classification calls for setting aside significant natural vistas, i.e. open space, as development takes place.

The Holbrooks Landfill consists of tax parcels 019-371-03 and -04 as well as 019-191-04 and -05. Parcel -03 is where the original landfill operation occurred. In the future, County staff will attempt to complete a buffer around the filled site through additional acquisitions. The David B. Waymer Flying Field is for motorized model airplane sport. There are no structures on the landfill property due to its former use as a landfill. A petroleum pipeline bisects the property.

PROJECT JUSTIFICATION:

The proposed buffer will provide additional protection to future surrounding land uses and property owners as this area is developed. Technology and operations procedures have changed substantially since this property was utilized as a landfill and closed. The current regulations governing landfill closure, e.g. required liners, fill procedures, buffers, zoning classification required, methane monitoring/management and other matters specific to landfills that have been upgraded, improved and/or amended since the landfill was closed were not in effect at the time. The proposed buffer will help offset any negative impacts to surrounding property that may be experienced.

A portion of the acquired tract may be used as a park in the future; as a whole, the tract will provide addition open space in this part of Huntersville.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition will create a buffer surrounding a portion of this old landfill making the site more consistent with current land use requirements and criteria applicable to landfill practices.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The use of this site as an undeveloped buffer from the former landfill is consistent with the Town of Huntersville's overall land plan for the area.

PROJECT IMPACT:

Preserving this area as open space and landfill buffer will have a positive impact by protecting the small creek that bisects the property. It should, in the long run, protect /enhance surrounding property values, particularly as some of the nearby tracts are developed. As undeveloped land there will be no impact on infrastructure.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The addition of this property to the David B. Waymer recreation site could in the future expand this facility as a recreation site; however, at this time no additional park facilities are planned. The purpose of this purchase is to provide a buffer around this closed landfill property for safety reasons. Planned and potential joint use opportunities would most likely be for park/open space/recreation purposes.

ESTIMATED PROJECT COMPLETION DATE:

Only land acquisition is proposed at this time. Acquisition will occur once necessary approvals are obtained.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this proposal at their September 7, 2005 meeting and representative from the Town of Huntersville discussed the possibility of the future alignment of Asbury Chapel Road Extension through a portion of the property. This alignment has not been studied or finalized but is generally located in the vicinity of the parcel.

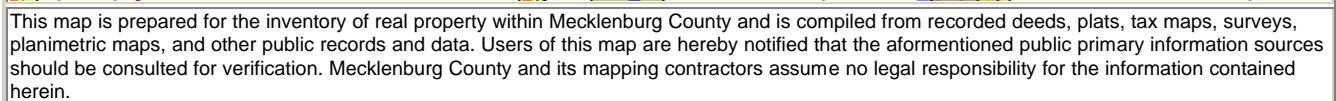
CMPC STAFF RECOMMENDATION:

Staff recommends purchase of this land to serve as a buffer for future protection of new and existing development adjacent to the site, and in the future serve as open space accessory to the nearby flying field facility. Staff also recommends that future use of the site should not preclude future development of Asbury Chapel Road Extension through the parcel.

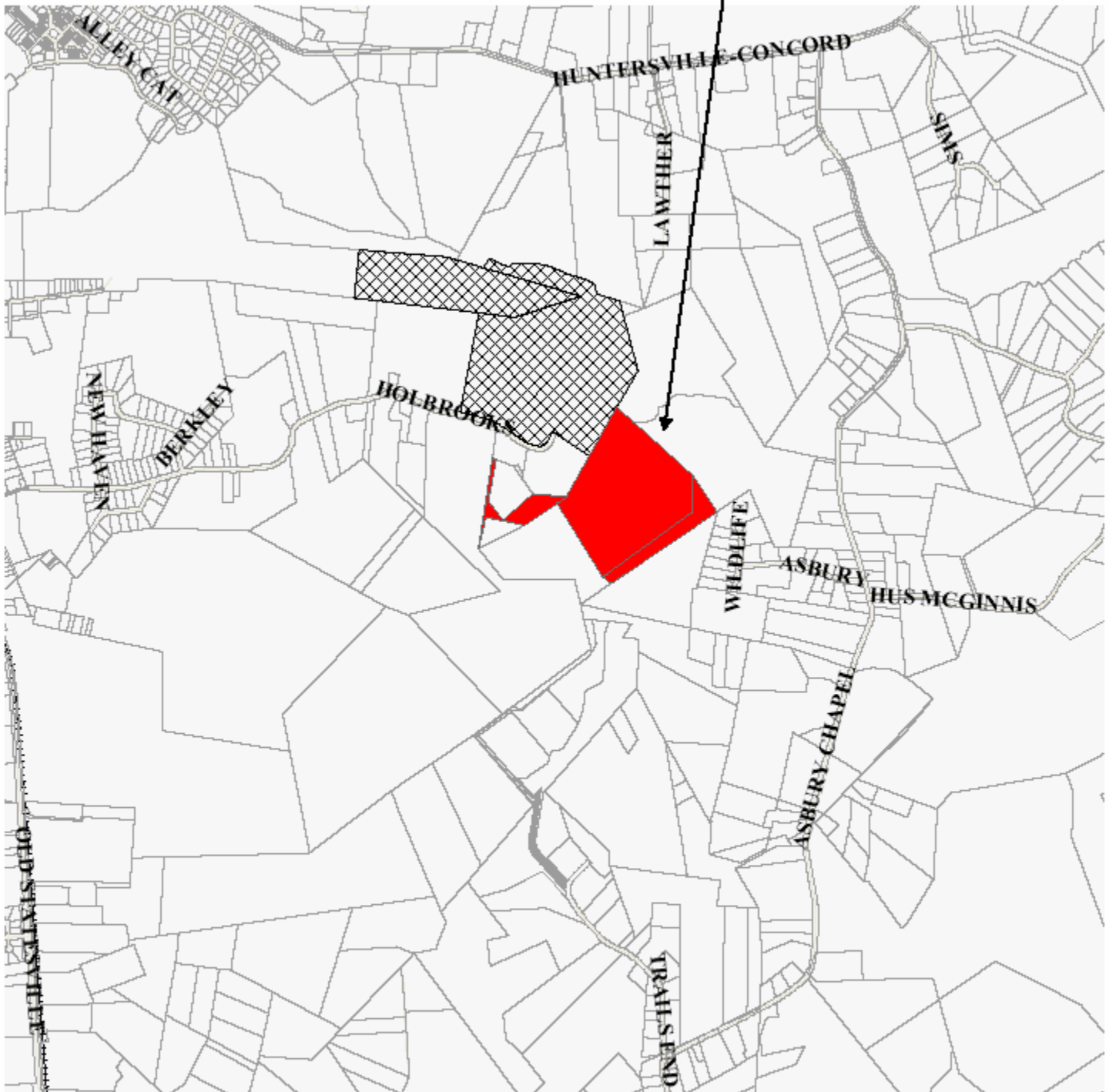
CMPC PLANNING COMMITTEE RECOMMENDATION:

At its September 20, 2005 meeting the Planning Committee recommended approval by a vote of 5-0.

Holbrooks Road Landfill Buffer Acquisition



MR 2005-10



Legend



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Former Landfill

