

MANDATORY REFERRAL REPORT NO. 08-30
Proposed Land Exchange at County-owned Holbrooks Site in Huntersville

PROJECT PROPOSAL AND LOCATION:

This project proposal is for the County to exchange +/- 15 acres of land at the former Holbrooks Road landfill property in Huntersville for +/- 24 acres of greenway along the creek within the Vermillion mixed-use development in Huntersville. The County's parcel, while contiguous to the former Holbrooks Road landfill, is vacant and has never been utilized for solid waste filling. The +/- 15-acre portion of County's 01937104 will be separated from the remainder of that parcel by a proposed extension of Asbury Chapel Road and is proposed to be part of a future residential development. The County parcel proposed to be conveyed is zoned TR (Transitional Residential) under Huntersville's zoning code. The land to be conveyed to the County will include all or portions of Tax Parcels 01905212, 01946184, 01939108 01927105, 01905196, and 01939225 and will total approximately 24 acres. This greenway area is part of the Huntersville and County greenway systems. The various proposed greenway parcels are zoned NR (Neighborhood Residential) and GR (General Residential) under Huntersville's code. The greenway area stretches from Huntersville Concord Road through the various sections of the Vermillion development.

The Holbrooks Road landfill property is located at the dead-end of Holbrooks Road, and is currently used as an aeromodeler facility, where hobbyists fly model airplanes. Use of the site is limited by the fact that a portion of the site once served as a landfill, coupled with a petroleum pipeline crossing the site. No other improvements are planned for the County property.

PROJECT JUSTIFICATION:

The exchange will enable an unproductive portion of the "landfill" land assemblage to be utilized for residential development. The greenway segment will connect various portions of the Vermillion and Valencia neighborhoods as well as future development on the eastern end of this section of greenway.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Mecklenburg County regularly exchanges land holdings to improve/expand existing site facilities, parks, greenways, nature preserves, etc. In addition, land that is no longer needed or its original purpose has changed is subject to being conveyed in an exchange that improves or enhances the County's remaining land holding at a specific site. Greenway acquisition is a prime objective of the park and recreation department and is continually added to and supported through exchanges, purchases, donations, etc. This project objective is included in the 2008 updated greenway master plan.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Town of Huntersville has reviewed the Mandatory Referral and is in full support of the proposed action. Since the Town of Huntersville's adopted future land use parallels their existing zoning, the proposed greenway use would be allowable under the restrictions dictated by the Neighborhood Residential (NR) zoning.

PROJECT IMPACT:

This exchange will allow for residential development use of an unproductive portion of the landfill site; it will expand the greenway holdings in the Huntersville area.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This acquisition is a continuation of the County's land acquisition for greenways and refinement of existing property holdings to meet long range objectives. This project is not a candidate for joint use purposes.

ESTIMATED PROJECT COMPLETION DATE

The exchange is proposed to be completed in September of 2008.

JOINT USE TASK FORCE REVIEW COMMENTS:

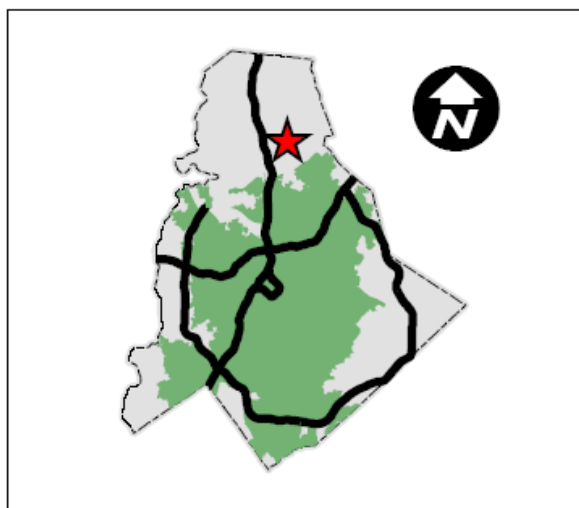
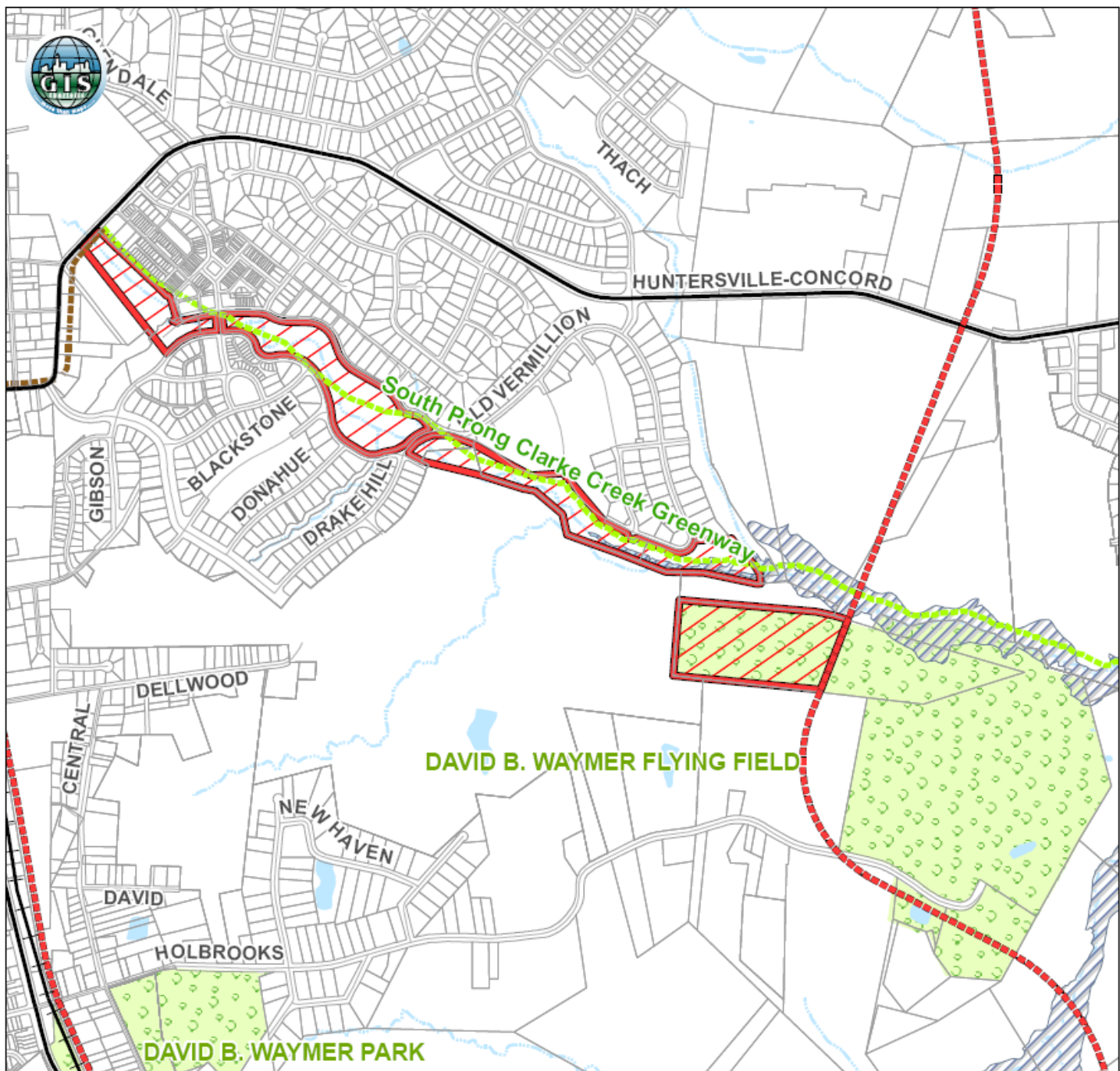
The Joint Use Task Force discussed the matter at their July 2, 2008 meeting at which time no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of this transaction.











CMPC PLANNING COMMITTEE RECOMMENDATION:

At their July 15, 2008 meeting the Planning Committee recommended approval by a 5-0 vote.



Mandatory Referral 08-30

County Real Estate Services

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|  Mandatory Referral 08-30 |  Existing Park |
|  Existing Thoroughfare |  Proposed Park |
|  Proposed Thoroughfare |  Greenway Property |
|  Existing Greenway |  Nature Preserve |
|  Greenway Construction | |
|  Proposed Greenway | |