

MANDATORY REFERRAL REPORT NO. 10-06

Proposed Acquisition of Land on West Craighead Road to Enable Expansion of Metrolina Recycling Facility

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to purchase Tax Parcel 087-041-08 (+/- 1.0 acre) located at 926 W. Craighead Road in Charlotte to provide a future alternate access to the adjacent County-operated Metrolina Recycling Facility (Tax Parcel 087-041-18). The only current access to the recycling facility is from Amble Drive. A future access from W. Craighead Road will help reduce truck traffic on Amble Drive and enhance vehicular circulation at the facility. An access easement or right-of-way will also need to be obtained across the adjacent property to allow for this alternate access drive. This additional property will also support the expansion of the facility in the future if such need arises. The subject property is undeveloped with the exception of a small dilapidated building constructed in 1903. The property is zoned I-1 (Light Industrial) by the City of Charlotte, and is bordered by industrial property to the north, west, and south, and bordered by residential property to the east.

PROJECT JUSTIFICATION:

The recycling facility is currently served by one entry at the end of Amble Drive. A second entry off W. Craighead Road will effectively allow for a future service entrance which will distribute traffic ingress and egress and enhance vehicular circulation at the facility.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The proposed acquisition is consistent with the County's policy with regard to providing sufficient infrastructure for County operations to accommodate service delivery.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

Central District Plan adopted in 1993 is the applicable plan for this site and calls for I-1 (industrial) the parcel is also zoned I-1. The proposed use would be compatible in this district.

PROJECT IMPACT:

This acquisition project will have a positive impact on surrounding properties by reducing truck traffic on Amble Drive.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This project has no relationship with, nor is it anticipated to impact, other public or private projects in the vicinity.

ESTIMATED PROJECT COMPLETION DATE:

Mecklenburg County anticipates acquiring the property by July, 2010.

JOINT USE TASK FORCE REVIEW COMMENTS:

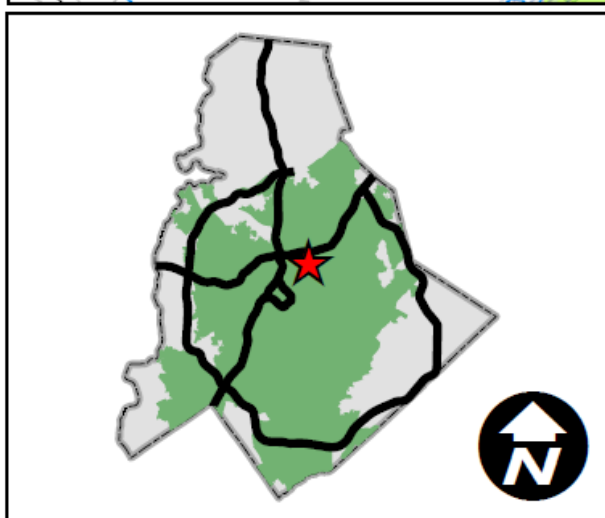
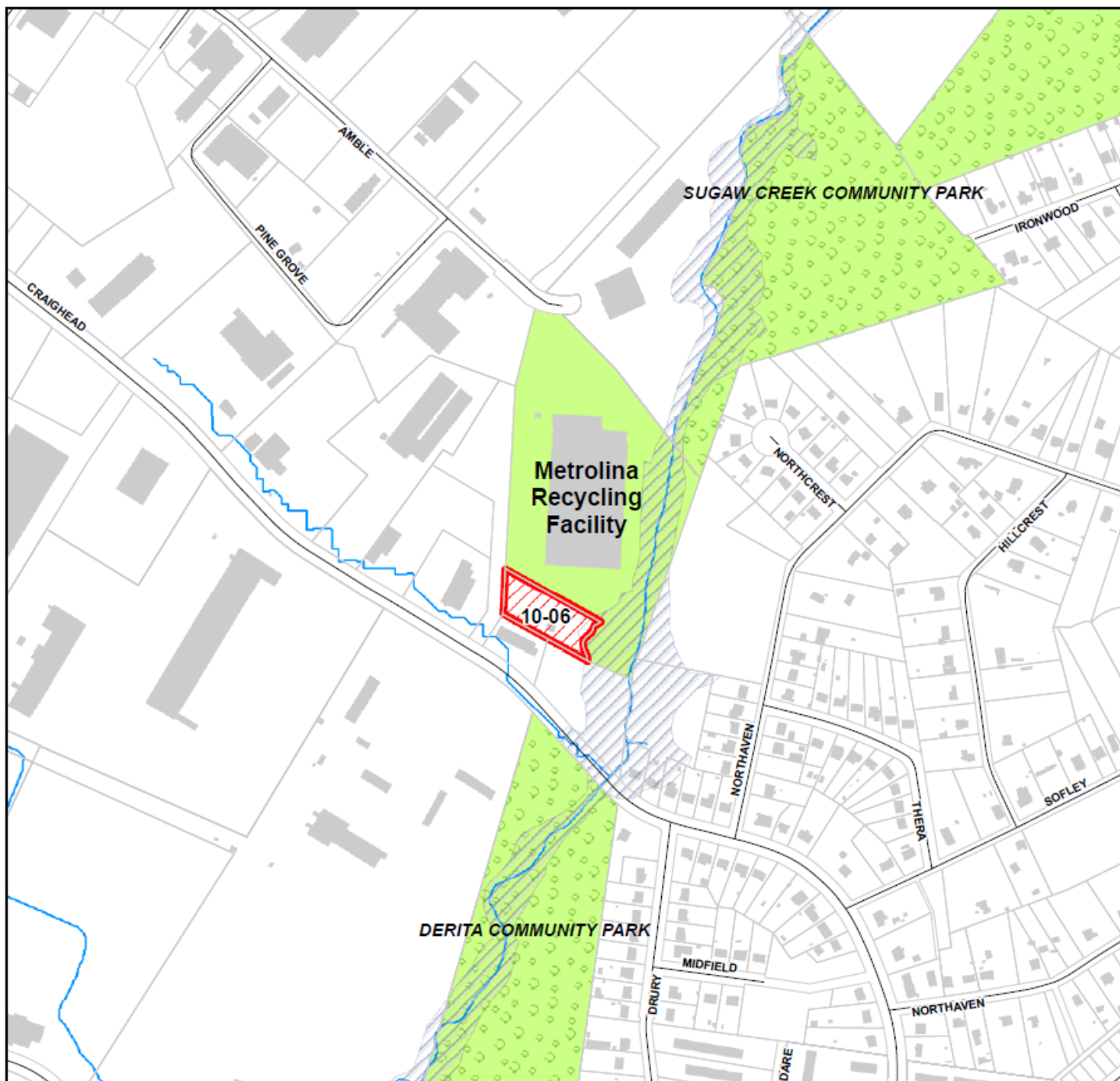
The Joint Use Task Force discussed this matter at their May 5, 2010 meeting and CDOT suggested that connectivity in the area could be increased by extending Amble Drive south to Craighead Road, in a partnership that could involve City connectivity funds and County real estate. County Real Estate committed to further explore the concept.

PLANNING STAFF RECOMMENDATION:

Planning staff supports approval of this Mandatory Referral.

CMPC PLANNING COMMITTEE RECOMMENDATION:




At their May 18, 2010 meeting the Planning Committee recommended approval by a 6-0 vote.



Mandatory Referral 10-06

Submitted by: County Real Estate

Initiated by: County Solid Waste Division

-  Mandatory Referral
-  FEMA 100 Year Floodplain
-  County Property

