

MANDATORY REFERRAL REPORT NO. 10-07
Proposed Holbrooks Road Landfill Buffer Acquisition

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to purchase a +/- 200-foot wide strip of land comprising approximately 5.5 acres along the eastern boundary of Tax Parcel 019-371-02 (parent parcel) in the Town of Huntersville's extraterritorial jurisdiction to buffer the adjacent County-owned Holbrooks Road Landfill/Waymer Flying Field from future encroaching development. The Holbrooks Road Landfill (Tax Parcel 019-371-03) was closed in February, 1986, with the western portion of the site later developed into an aero modeler flying field managed by the County Park and Recreation Department. The landfill fill area reportedly extended to very close to the property's western boundary, thereby making the proposed buffer advisable. The buffer – if acquired – would be allowed to remain in its current natural and forested state.

The parent parcel (+/- 26.7 acres) is vacant and zoned Transitional Residential District (TR) by the Town of Huntersville. This undeveloped and forested site is bordered by single family residential to the west, undeveloped and forested property to the north, the Holbrooks Road Landfill/Waymer Flying Field to the east and a privately-operated landfill and single family residential to the south. The approved alignment for the extension of Asbury Chapel Road will pass through the parent parcel west of the proposed 200-foot buffer strip acquisition.

PROJECT JUSTIFICATION:

Acquisition of the subject property will provide an undisturbed buffer along the western boundary of the Holbrooks Road Landfill. This property will buffer the landfill site from future development.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

It is the policy of the Mecklenburg County Solid Waste Division to ensure landfills are adequately buffered to protect the sites from adjacent development.

The land being proposed for acquisition is located in close proximity to the future Asbury Chapel Thoroughfare alignment. A portion of the right-of-way for that future road crosses the southwest corner of this proposed parcel. The Mecklenburg County MPO approved this alignment at their November 15, 2006 meeting.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

On April 16, 2007, the Huntersville Town Board adopted the *East Huntersville Area Development Plan*, which shows this property being developed for single-family residential. Since park and open space land uses are generally considered compatible with residential land uses, the proposed use is compatible with the plan.

PROJECT IMPACT:

This project will have a positive impact on surrounding properties by providing additional buffering capacity around the former Holbrooks Road Landfill.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

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

Acquisition of the proposed 200-foot wide buffer strip will have no impact on the approved alignment for the extension of Asbury Chapel Road, inasmuch as it has already been established. However, it does appear that the future right-of-way does cross a corner of the buffer strip proposed for acquisition.

The proposed road extension is not currently funded, and it is anticipated that most of the road will be constructed by the private sector in connection with future development of properties along the alignment corridor.

From a future development standpoint, the purchase of this property effectively negates any development potential for property located west of the landfill site and east of the future Asbury Chapel Thoroughfare right-of-way, inasmuch as it effectively creates an undevelopable "sliver" parcel.

ESTIMATED PROJECT COMPLETION DATE:

Mecklenburg County anticipates acquiring the property by August, 2010.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their May 5, 2010 meeting and no comments were offered.

PLANNING STAFF RECOMMENDATION:

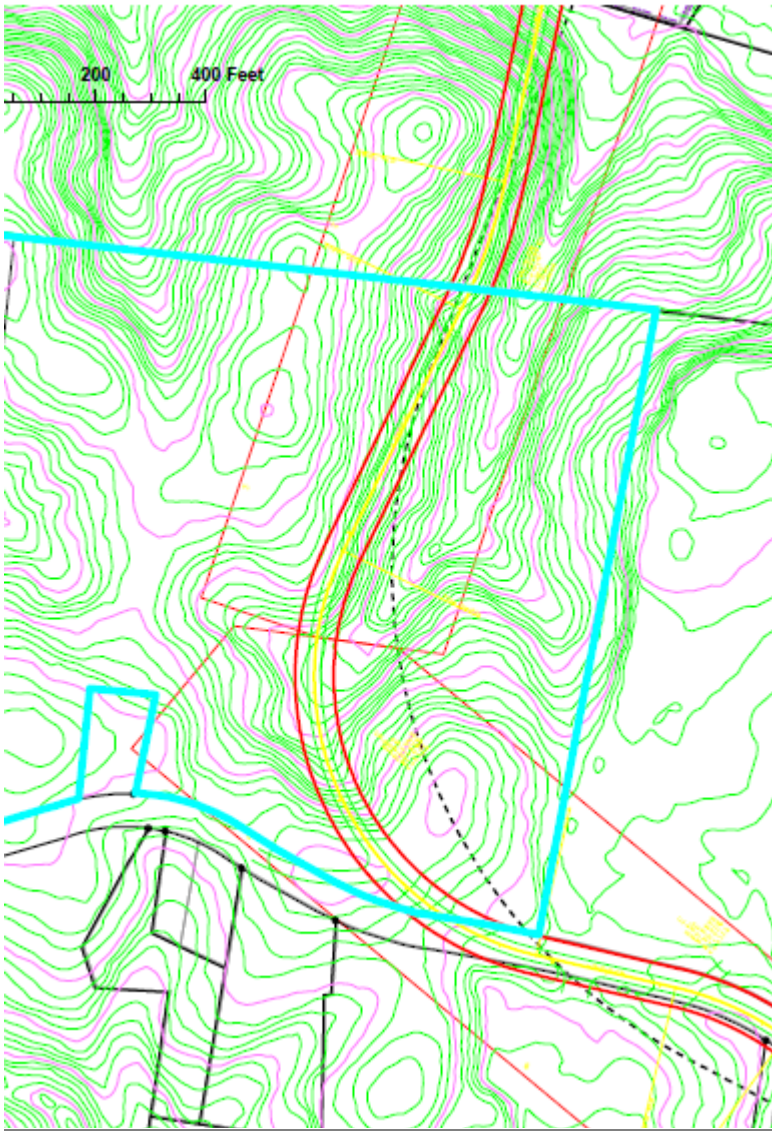
Since the property lies within Huntersville's extraterritorial jurisdiction, Planning staff consulted with Huntersville planners in developing a recommendation. The Town reports that it does not oppose purchasing the property for the intended purpose.

Planning staff recommends County acquisition of the property to serve as a buffer between the former landfill property and future development to the west, subject to consideration being given to implications of creating the undevelopable remnant parcel west of the buffer and east of future Asbury Chapel Road. Ideally, the County should – rather than purchase a buffer of uniform width – purchase the entire area between the landfill property and the eastern edge of the future road's right-of-way. This approach would appear to involve more than the originally-envisioned 5.5-acre acquisition (and it may therefore involve higher acquisition cost), but the outcome will provide for a better planning solution.

CMPC PLANNING COMMITTEE RECOMMENDATION:

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

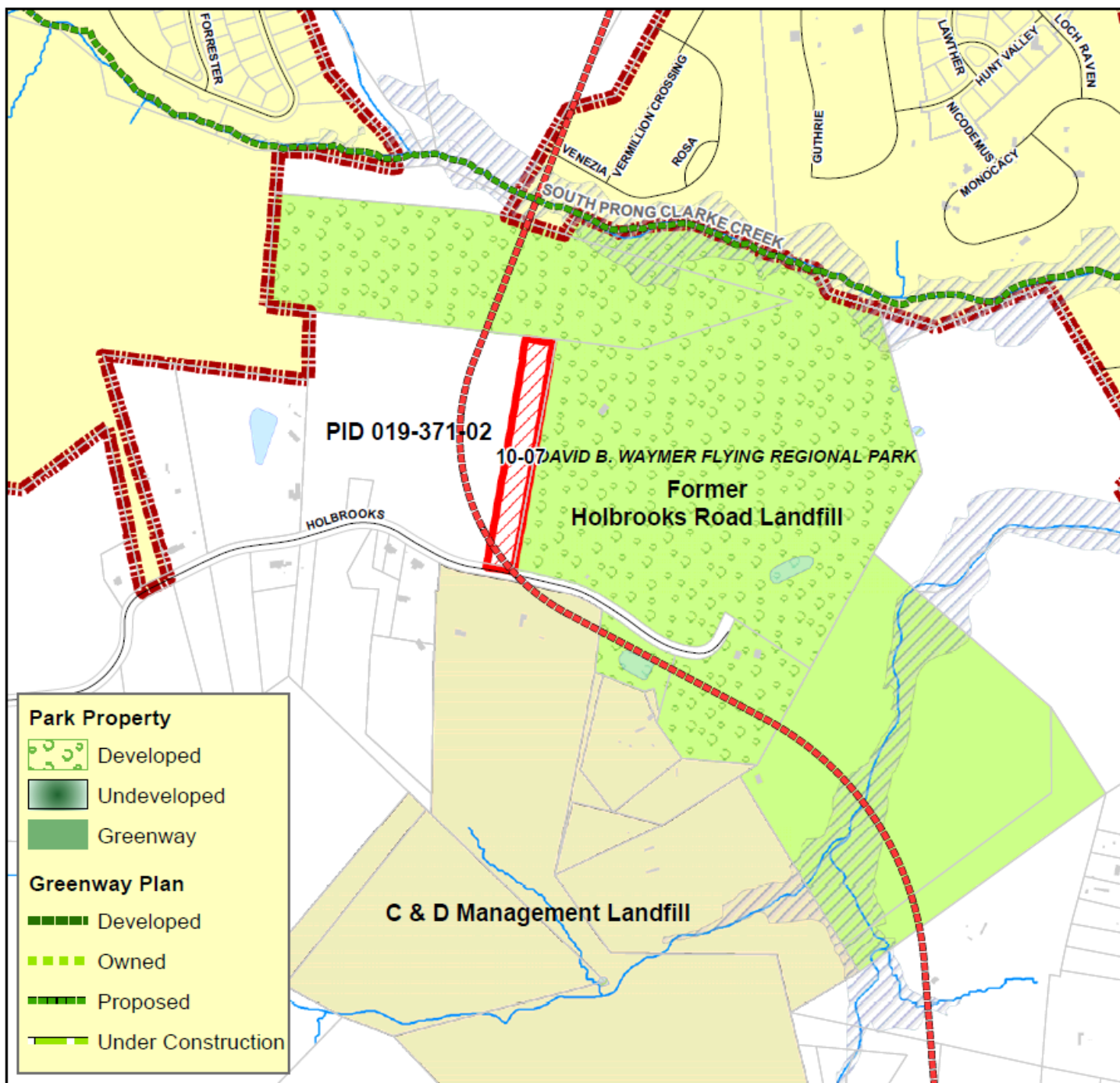
Staff resource: Jonathan Wells



Graphic showing relative location of future right-of-way (in red) to parcel boundary (in blue)
(Source: Town of Huntersville)



Graphic used as illustration for MUMPO adoption of the preferred Asbury Chapel alignment (dark blue)
(Source: MUMPO)



Mandatory Referral 10-07

Submitted by: County Real Estate

Initiated by: County Solid Waste Division

- Mandatory Referral
- FEMA 100 Year Floodplain
- Huntersville City Limits
- County Property
- Proposed Asbury Chapel Road Ext



Produced by the Charlotte-Mecklenburg Planning Department