

MANDATORY REFERRAL REPORT NO. 13-15

Proposed Relocation of County Compost Central Facility to Rozzelles Ferry Road

PROJECT PROPOSAL AND LOCATION:

This project is the proposed acquisition of Tax Parcel #035-054-23 (±50.824 acres) located between the 6500 – 6799 blocks of Rozzelles Ferry Road in Charlotte for the relocation of the County's Compost Central facility. The property is bounded by Fred Alexander Boulevard and Rozzelles Ferry and Valleydale Roads in northwest Charlotte. The property is vacant and zoned I-2 (General Industrial) according to the City of Charlotte Zoning Ordinance. The subject parcel is located in an industrial area with a few single family residential neighborhoods in the area.

PROJECT JUSTIFICATION:

Compost Central, operated by the Solid Waste Division of the County's Land Use and Environmental Services Agency, is currently located at 5631 West Boulevard on airport property leased from the City of Charlotte. The facility has been in operation since 1992 and accepts storm debris, recycling as well as residential, commercial and industrial yard trimmings generated within the City of Charlotte, the six Towns and the unincorporated areas of Mecklenburg County. Of the 100,000 tons of yard trimmings handled annually by Solid Waste, 60% of it is processed at Compost Central.

The City informed Solid Waste that it has plans to build a new runway at Charlotte-Douglas International Airport. The new runway will occupy the property that is leased to the County for Compost Central. Therefore, Compost Central is required to vacate the property by Spring 2015. To maintain uninterrupted and consistent services, an alternative location for the facility must be found. It is the Solid Waste position that Compost Central should be relocated to County-owned property rather than seeking an alternate location on airport property (that would need to subsequently be vacated). Solid Waste staff therefore developed criteria by which all prospective sites were measured. The minimum criteria were:

- 50 or more acres
- Industrial zoning
- Absence of significant topography, drainage, traffic, water quality issues

The Rozzelles Ferry Road property was selected as the preferred site among those properties that were evaluated by this criteria. The proposed site has a natural tree buffer, is cleared in the center, and does not contain water quality buffers, or a community or FEMA floodplain. The proposed site is currently zoned I-2 which allows for this type of use.

Currently, Solid Waste has four geographically-spaced locations around the County. Besides Compost Central, Solid Waste's other three locations are the North Mecklenburg Center (Statesville Road in Huntersville), the Foxhole Center (Lancaster Highway in South Charlotte), and the Hickory Grove Center (Pence Road in East Charlotte). Solid Waste has found that this system works well as it reduces drive time and transportation costs for residential and commercial customers. Acquiring property in western Mecklenburg County will allow Solid Waste to maintain its four geographically-spaced locations. Additionally, the State requires the County to have a storm debris location and the County entered into an agreement with the six Towns within the County to provide solid waste services in 2008. Compost Central is the County's storm debris location and the other three centers are unable to handle the volume of debris that can be handled at the current and proposed new Compost Central locations.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The *2012 Solid Waste Management Plan* identifies Compost Central as "the primary residential yard trimmings facility in the County." One of the plan's goals was to "maintain and expand existing facilities." This acquisition would meet the goal of maintaining solid waste services to residents and commercial operations in Mecklenburg County. Additionally, acquisition of the property will allow Mecklenburg County to comply with State of North Carolina requirements that the County have a storm debris location.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The site lies within the *Mount Holly Road Special Project Plan* (adopted 1994), which recommends I-2 Heavy Industrial zoning remain in the area south of Fred D. Alexander Boulevard (aka Northwest Circumferential). The subject property is located south of Fred D. Alexander and is therefore consistent with the adopted land use policy. The *Northwest District Plan* (adopted 1990) also identifies the area for industrial as the adopted future land use for the subject parcel.

PROJECT IMPACT:

Acquisition of this property will allow Solid Waste to maintain the current level of service it provides to residential and commercial customers in Mecklenburg County. Failure to acquire property for Compost Central operations will mean that the County will be out compliance with State regulations as well as contractual agreements it has with the six Towns within Mecklenburg County.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This property is to be utilized as Compost Central. It does not affect any other known public projects in this area.

ESTIMATED PROJECT COMPLETION DATE:

This project for is land acquisition only and is expected to be completed by Fall 2013.

JOINT USE TASK FORCE REVIEW COMMENTS:

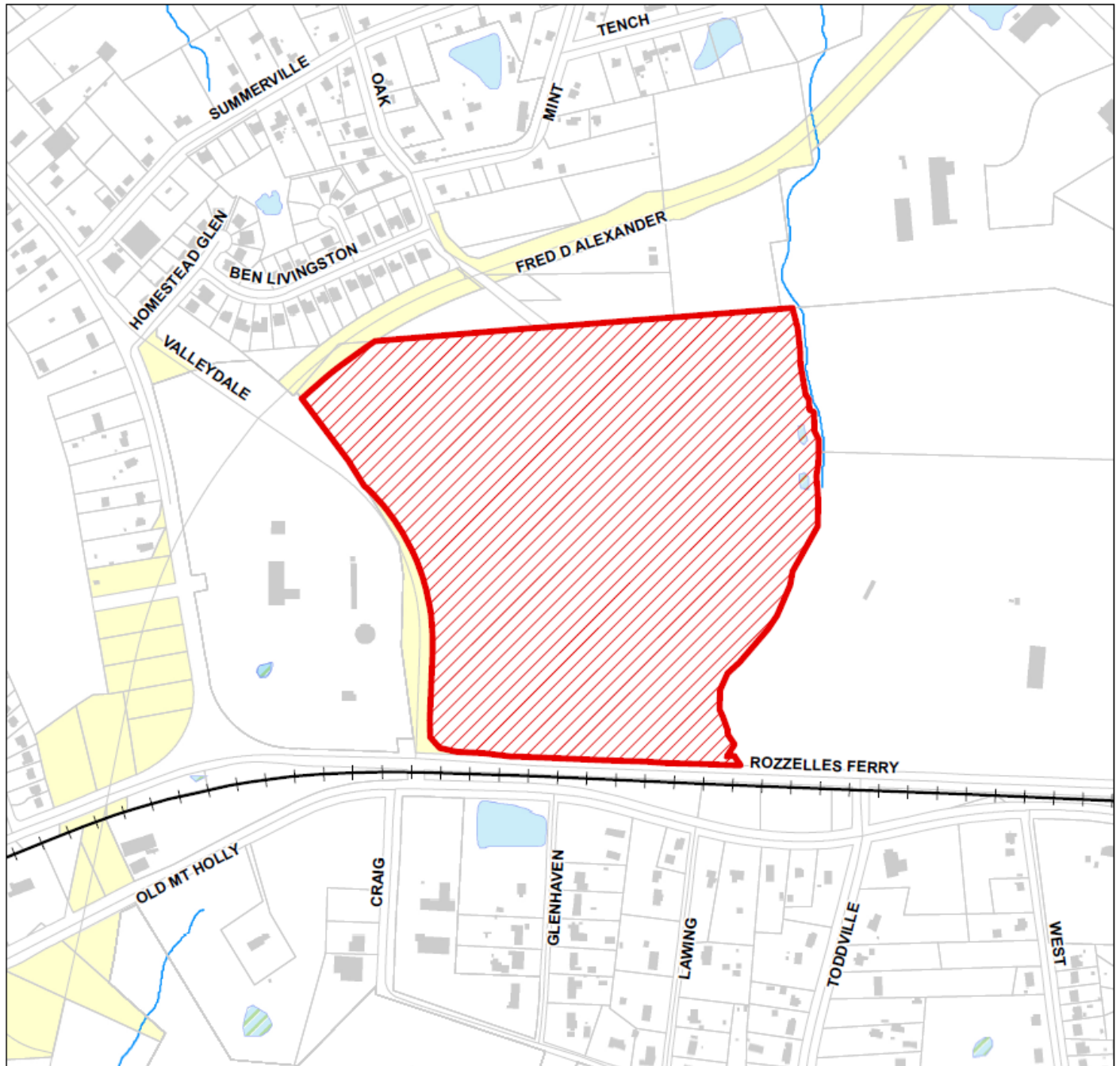
The Joint Use Task Force discussed this matter at their September 4, 2013 meeting and had no comments.

PLANNING STAFF RECOMMENDATION:

The proposed industrial use of the subject property is consistent with adopted land use policies. Staff supports the acquisition of the subject property for the relocation of the County's Compost Central facility, subject to site planning being sensitive to the single family residential properties located on the north side of Fred D. Alexander Blvd.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their September 17, 2013 meeting the Planning Committee recommended approval by a 5-1 vote.



Mandatory Referral 13-15

Initiated by: LUESA

Submitted by: County Real Estate



Mandatory Referral



FEMA 100 Year Floodplain



City Property



Produced by the Charlotte-Mecklenburg Planning Department



Rozzelles Ferry Road

BSSA-AEM 04/16/20



035-054-23
50.824 Acres

Legend

- Rozzelles Ferry Road Property
- 100 Year Floodplain
- Creeks & Streams