

MANDATORY REFERRAL REPORT NO. 16-27

Proposed Acquisition of Land on Craighead Road to Serve as Solid Waste Recycling Center Buffer

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County would like to acquire tax parcel 087-041-08 located at 926 W. Craighead Road in the City of Charlotte. The property is +/- 1 acre and is located immediately south of Mecklenburg County's Solid Waste Recycling Center located at 1007 Amble Road. The property is zoned I-1 (industrial) according to the City of Charlotte Zoning Ordinance. There are industrial uses immediately surrounding the parcel with some residential uses slightly east of this parcel along W. Craighead Road. The site also adjoins Little Sugar Creek. POLARIS and Virtual Charlotte records indicate that the property – although unimproved with structures – is the site of the historic Center Grove AME Zion Church cemetery. The purpose of the proposed acquisition is to provide an enhanced buffer for the Recycling Center and to allow for construction of another vehicle access to the County facility directly from Craighead Road.

PROJECT JUSTIFICATION:

The subject parcel is adjacent to Mecklenburg County's Solid Waste Recycling Center. This property will maintain a facility buffer and allow for the potential construction of another access from Craighead to the Recycling Center to better manage traffic flow and allow for better emergency access.

Given the site's status as a cemetery, the County will take all due precautions and follow established protocols to the greatest extent possible.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The property acquisition consistent the *Mecklenburg County Solid Waste Management Plan* which in part requires Mecklenburg County to maintain adequate facilities for solid waste management.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Central District Plan* (adopted 1993) recommends a greenway along the eastern property line and industrial uses for the remainder of the site. The proposed use for access and buffer associated with Mecklenburg County's Solid Waste Recycling Center is consistent with the adopted plan.

PROJECT IMPACT:

This property is to be utilized as buffer and for a potential road extension. It does not affect any other known public projects in this area.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There is no known relationship to any other public or private projects.

ESTIMATED PROJECT COMPLETION DATE:

Acquisition of this property is expected to be complete in fiscal year 2017.

JOINT USE TASK FORCE REVIEW COMMENTS:

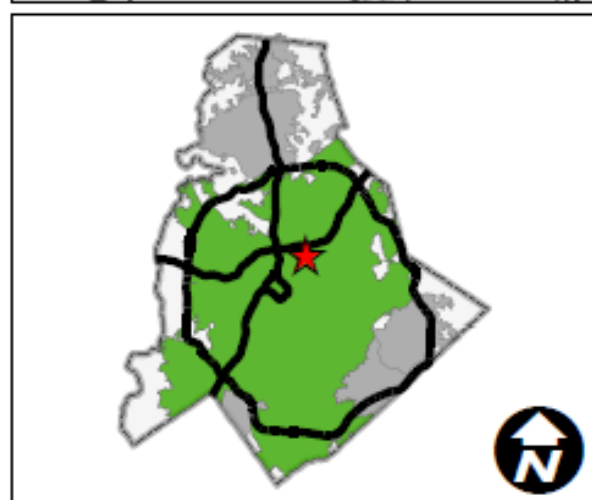
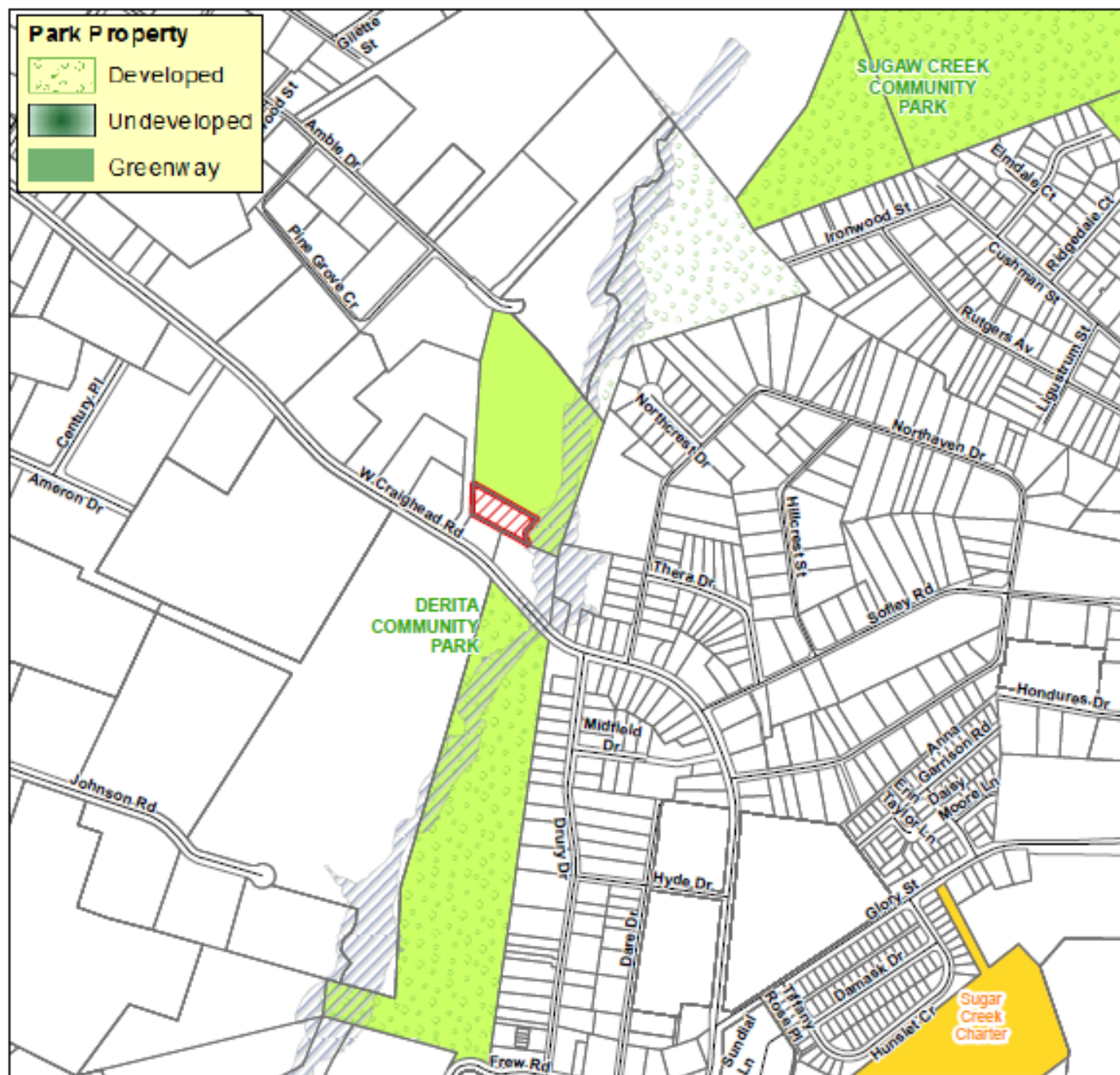
The Joint Use Task Force discussed this matter at their June 1, 2016 meeting and County staff reported that they are working with Stuart Gray in delineating locations of graves, many of which have been reportedly "disinterred" (disturbed). The primary purpose of the property now is to function as a buffer between the recycling facility and adjoining properties, with the possibility of constructing a road across the western edge of the property (and another property which the County does not currently control). Graves are not to be disturbed. Joint Use Task Force provided no joint use comments.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the acquisition of the land, but advises that the North Carolina State Statutes pertaining to the subject site in Chapter 65 be adhered to and that the Cemetery Supervisor with the City of Charlotte be consulted prior to any construction activity in order to protect gravesites.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their June 21, 2016 meeting the Planning Committee concurred with staff recommendation to approve by a 7-0 vote.



Mandatory Referral 16-27

Initiated by: County Park & Recreation

Submitted by: Asset & Facility Management

- Mandatory Referral
- FEMA 100 Year Floodplain
- Schools
- County Property



Produced by the Charlotte-Mecklenburg Planning Department