

MANDATORY REFERRAL REPORT NO. 98-07
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
SHEARER ROAD WATER TANK
MARCH 1998

PROJECT LOCATION

Project is located at 20711 Shearer Road (tax code 003-101-12) in north Mecklenburg County (see map). The property is located in Davidson's sphere of influence and their E.T.J. (extra territorial jurisdiction). Therefore, it is within Davidson's zoning jurisdiction. It is currently zoned AG (Agricultural), which permits low density single family and farm land.

PROPOSAL

The City of Charlotte proposes to purchase four acres of this vacant parcel (which is a total of 26.30 acres) for the purpose of building a water tower that would provide public water service (primarily maintain water pressure levels) for the surrounding area.

PROJECT JUSTIFICATION

Increasing residential development in this area has begun, and is expected to continue for the next several years. Providing public water service to new and future subdivisions (i.e. River Run) in this area would be more efficient for users, and would add revenue to the City-County tax base. A goal stated in the General Development Policies document, which was adopted by City Council and County Commission in 1990, is that eventually one unified public utility system (including water/sewer) should serve the entire county.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS

The North District Plan recommends that the land proposed for purchase be used as a state recreational park. However, a water tower is a compatible use in a park area, and is therefore consistent with the intent of the North District Plan. Also, the Davidson planning department was contacted, and do not have any objections with the development of a water tank at this particular location.

PROJECT IMPACT

The proposed development of a water tank at this site would serve the growing population of north Mecklenburg County. This service would primarily maintain water pressure levels for the area encompassed by the Mecklenburg County line to the east and north, Mallard Creek Road/Harris Blvd./Mt. Holly-Huntersville Road to the south, and Highway 16/Mecklenburg County line to the west (est. 25% of the entire county).

PROJECT COST

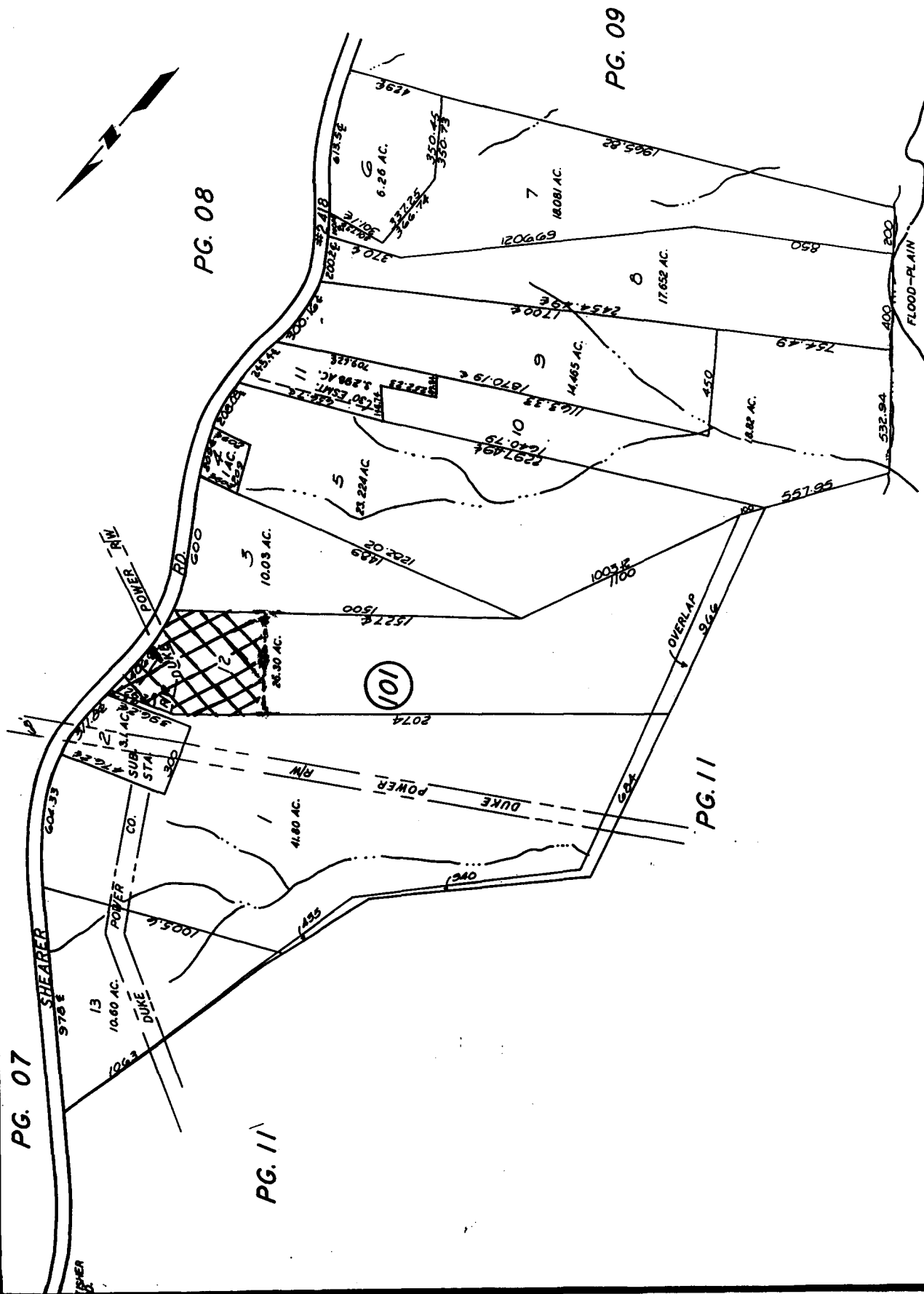
The cost of purchasing the four acres of vacant land would be approximately \$110,000.

STAFF RECOMMENDATION

Planning staff supports the acquisition of this property to develop a water tank site.

PLANNING COMMITTEE RECOMMENDATION

Unanimously recommended for approval of the project



TAX LINE MAP BOOK 03 PAGE 10
MECKLENBURG COUNTY, NORTH CAROLINA
REVISED 11-12-97NW SCALE 1"=400'

PG. 09