

**MANDATORY REFERRAL REPORT NO. 99-24**  
**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
*Purchase Property for Fire Station Site #35 – Harrisburg Road*

**SEPTEMBER 1999**

**PROJECT LOCATION**

The proposed location for Fire Station Site #35 is located on Harrisburg Road (a portion of 9832 Harrisburg Road) located between Camp Stewart Road and Timbertop Lane. The current zoning is R-3 and the tax parcel is #111-092-05 (see attached map).

**PROJECT PROPOSAL**

The proposal is to purchase approximately 4.0 acres of land for a fire station to service the Rocky River Road/Albemarle Road area in east and northeast Charlotte.

**PROJECT JUSTIFICATION**

The Rocky River Road/Albemarle Road area has experienced growth and will be considered for annexation. The Charlotte Fire Department has identified the property on Harrisburg Road as the closest and best location for response time to service this area.

Currently the Rocky River Road/Albemarle Road is being serviced by a rural volunteer fire department located at 5304 Mecklenburg Shrine Club Road. When annexation occurs, the fire department will be able to provide commensurate emergency services throughout the area.

The actual date of construction depends on when (and if) the area qualifies for annexation.

**RELATIONSHIP TO OTHER PUBLIC AND PRIVATE PROJECTS**

- ◆ This section of Harrisburg Road is included in the 2001 Rocky River Road/Albemarle Road Annexation Study Area (Area 5) approved by City Council on September 13, 1999. Areas that qualify for annexation will be identified and presented for approval on September 13, 2000.
- ◆ Road improvements for the area include the I-485 interchange at Harrisburg Road and the Eastern Circumferential Road.

**PROJECT IMPACT**

When the Rocky River Road/Albemarle Road area is annexed into the city, emergency services will need to be provided. Purchasing the property for the fire station would improve and secure a location for emergency services to the developing area.

**PROJECT COST**

Land = \$100,000 (\$25,000 per acre)

Appraisal Fee = \$600.00

**STAFF RECOMMENDATION**

Staff recommends the purchase of approximately 4.0 acres of the property located at 9832 Harrisburg Road (#111-092-05) for the location of Fire Station #35.

Purchasing the property for the fire station will secure a location and improve emergency services to a growing area in Mecklenburg County that will ultimately be annexed into the city of Charlotte. Purchasing the property now may potentially save the city land cost due to the increased demand of development in the area.

**PLANNING COMMITTEE RECOMMENDATION**

The Planning Committee recommends the purchase of approximately 4.0 acres out of 21.25 acres of land located at 9832 Harrisburg Road for the location of Charlotte Fire Department Station #35.

