

Transportation Staff Meeting

March 16, 2011

2:00 PM

Room 601

AGENDA

1. U-3467-Rea Road Extension (Cook)

Description: The Town of Weddington has been working with a developer/property owner to obtain a ROW dedication commitment that would permit a two-lane section of the proposed Rea Road Extension to advance. Attached is recent correspondence on this subject. The MPO is being asked to provide direction on this matter at its March 16 meeting.

Attachments: Rea Road Extension correspondence

2. I-485/Prosperity Church Road Interchange (Magnasco)

Description: This was discussed at the March TCC meeting. The outcome of the meeting was that this topic should be reviewed at a staff meeting. The City of Charlotte is requesting that STP-DA funds currently assigned to a TIP project (U-5116) to relocate a portion of Little Rock Road be reallocated to fund the construction of a portion of the interchange. The MPO is being asked to provide direction on this matter at its March 16 meeting.

Access number: 704-432-5484



Mr. Jerry Simpson
Chairman
Union County Board of Commissioners
500 N. Main Street
Room 921
Monroe, NC 28112

Re: For the Board Consideration

Dear Chairman Simpson,

My name is Michael Sealy, I am a long term resident of Union County, in Waxhaw. I am the President of The Base Group, a Waxhaw based real estate development company. We own and manage The Woods Development Company that in turn owns an assemblage of 265 acres in the Weddington Town Limits.

As for location, these parcels front Highway 84 in several locations, and also are in close proximity to Providence Road at the intersection of Rea Road. This assemblage of property is the selected right of way to extend Rea Road to Highway 84. Several options exist as to how this road would transverse property in this location. NCDOT reached out to us recently with our meeting in January, with their request that we consider a land donation in order for the State of North Carolina to proceed with their funded road project.

We are in process on this project of submitting for subsequent phases of single family housing. We are requesting sewer connectivity within this basin, and if granted this capacity we will grant the Right of Way at NCDOT's request. Our need is to serve up to 260 lots. If granted this capacity, we can move forward under the Town of Weddington's RCD Conservancy zoning. Any future sewer service in this basin would transverse a significant portion of our property via Mundys Run Creek.

The Base Group PO BOX 627 Waxhaw, NC 28173
O 704.256.4867 mikesealy@live.com

This includes future commercial development in this sewer basin. Including the Town of Weddington. As such our installation benefits the complete basin.

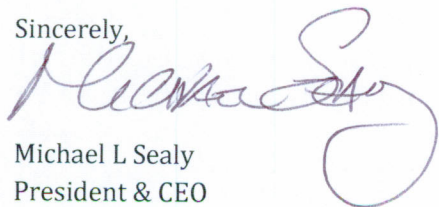
Without your granting sewer capacity, we are forced to develop with septic and would decline to sacrifice the land for the Right of Way dedication.

We recognize with best engineering practices we may be required to build a pump station and force main to build this project, and we would size the infrastructure to meet the basin's sewer service needs. This includes the pump station footprint and force main size. These details would be worked out with our sewer plan submittal.

Having discussions with fellow land developers and with the Town of Weddington, Rea Road extension is a critical piece in creating economic development not only for the Western part of Union County, but through the extension east. This ROW dedication will provide for economic development that will impact Union County, Monroe, Monroe Airport and Weddington. Commercial development is expected to coincide to the road completion and sewer. Mundys Run basin will attract economic development and serve for economic expansion within the Town of Weddington.

We appreciate your consideration in our request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael L. Sealy". The signature is stylized and fluid, with a large loop at the end.

Michael L Sealy
President & CEO
The Base Group

Cc: Cynthia Coto, County Manager, Union County, NC
Ed Goscicki, Director, Union County Department of Public Works



TOWN OF
WEDDINGTON

1924 Weddington Road • Weddington, North Carolina 28104

March 2, 2011

Via First Class Mail and Facsimile: 704-282-0121

Chairman & Commissioners
Union County Board of Commissioners
500 North Main St., # 236
Monroe, NC 28112

Re: Town of Weddington's Request for Sewer Capacity Allocation

Dear Chairman and Members of the Union County Board of County Commissioners:

I have been authorized to submit this letter on behalf of the Town of Weddington ("Weddington") requesting assistance from the Union County Board of County Commissioners ("Board") to approve a sewer capacity allocation for the proposed Woods subdivision. This approval should include accommodation for the construction of the Mundy's Run sewer line distribution system along an approximate 1200-acre drainage basin.

Through the approval of sewer capacity for the Woods subdivision, the following will likely be achieved:

1. Expedite the re location of Highway 84 (Rea Road Extension) by the dedication of right-of-way by the Woods subdivision;
2. Accommodate the construction of the Mundy's Run sewer line distribution system; and
3. Provide for sewer infrastructure that will accommodate non-residential development in Weddington.

This request is extremely time-sensitive as the Mecklenburg Union Metropolitan Planning Organization ("MUMPO") has \$2.3 million currently allocated for the relocation of Highway 84. The Transportation Improvement Plan ("TIP") must be adopted at MUMPO's March 16 meeting. The realignment of Highway 84 is one of the highest ranked projects on the Western Union County LARTP. With the approval of the sewer capacity for the Woods subdivision, the Woods has assured Weddington that the donation of road right-of-way to accommodate the extension of Highway 84 will occur. The dedicated right-of-way will account for approximately two-thirds the length of the proposed extension. Also, the Woods has committed to build a sewer line to service the entire 1200-acre basin and to size the line to

Chairman & Members

March 2, 2011

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support non-residential development in Weddington. Without your approval of this request, the \$2.3 million will be lost and the extension of Highway 84 will be jeopardized.

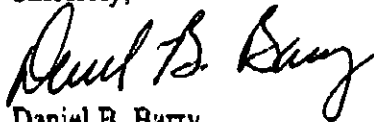
The approval of sewer for the Woods will provide substantial economic benefit to both Weddington and Union County. It will result in significant financial contributions through public infrastructure improvements being dedicated to Weddington and the County. The approval will promote greater non-residential development within Weddington, as Weddington is currently exploring mixed-use development opportunities within the Town. These development opportunities are dependent upon adequate sewer infrastructure. The approval of this request also would improve traffic flow along Highway 84 and will improve overall safety for the traveling public.

Through your approval, significant savings to the Town, the County and the State will occur, construction of the Highway 84 extension will likely happen and sewer infrastructure improvements will be made. To the extent the County is considering the allocation of the sewer capacity to each of the municipalities within its jurisdiction, Weddington requests that a portion of its allocation be made available to the Woods development to take advantage of these opportunities.

The Town intends to formalize this request by a resolution to be adopted at a special Town meeting on Monday, March 7, 2011. The resolution will be presented at your regularly scheduled Commission meeting on March 7, 2011.

Thank you in advance for your consideration of this matter. Should you have any questions, please feel free to contact me.

Sincerely,



Daniel B. Barry,
Mayor Pro Tem

cc: Cynthia Coto, County Manager



TOWN OF
WEDDINGTON

1924 Weddington Road • Weddington, North Carolina 28104

**TOWN OF WEDDINGTON
RESOLUTION SUPPORTING
SEWER CAPACITY ALLOCATION
FOR THE WOODS SUBDIVISION
R-2011-05**

WHEREAS, the Woods Development Company owns approximately 265 acres situated along Providence Road and Weddington Road, within the Town of Weddington (“Weddington”) and seeks to develop the property as a residential subdivision (the “Woods”); and

WHEREAS, the Woods includes certain property necessary for the Rea Road Extension which if donated to the Town would allow the State to expedite the construction of the Rea Road Extension as it will account for approximately two-thirds the length of the proposed Rea Road Extension; and

WHEREAS, the Woods desires sewer capacity within the Mundy’s Run Creek basin for its development which will serve approximately 260 lots and to make the project viable; and

WHEREAS, the Woods has petitioned Union County for sewer allocation to its development and has indicated that it is willing to dedicate right of way for the Rea Road Extension subject to the allocation of sewer from the County; and

WHEREAS, subject to the approval of sewer allocation, the Woods has committed to build a sewer line that will accommodate commercial and other non-residential development and will serve the entire Mundy’s Run Creek basin; and

WHEREAS, the Mecklenburg Union Metropolitan Planning Organization (“MUMPO”) has approximately \$2.3 million currently allocated for the Rea Road Extension but, the Rea Road Extension must be included in the Transportation Improvement Plan (“TIP”) to be adopted at MUMPO’s March 16, 2011 meeting if the project is to be built in the near future; and

WHEREAS, NCDOT has indicated that the current TIP contains funding to build two of the planned four lanes of the Rea Road Extension but this does not include money for right of way acquisition; and

WHEREAS, the realignment of Highway 84 with the Rea Road Extension is one of the highest ranked projects on the Western Union County LARTP; and

WHEREAS, the approval of sewer allocation to the Woods is extremely time-sensitive, is very important for the region and, if the Woods request is not approved, may result in the forfeiture of \$2.3 million in state highway funding; and

WHEREAS, Weddington supports the County’s allocation of sewer to the Woods development and believes that the approval of this request will achieve the following:

1. Expedite the re-location of Highway 84 (Rea Road Extension) by the dedication of right-of-way by the Woods subdivision;
2. Accommodate the construction of the Mundy's Run sewer line distribution system; and
3. Provide for sewer infrastructure that will accommodate non-residential development in Weddington; and

WHEREAS, the approval of sewer allocation for the Woods will provide substantial economic benefits to both Weddington and Union County through public infrastructure improvements being dedicated to Weddington; and


WHEREAS, the approval of sewer allocation to the Woods will promote greater non-residential development within Weddington, as Weddington is currently exploring mixed-use development opportunities within the Town; and

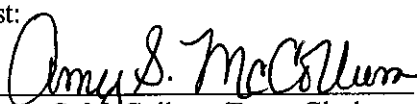
WHEREAS, the approval of this request also would improve traffic flow along Highway 84, Providence Road and western Union County and will improve overall safety for the traveling public; and

WHEREAS, Weddington's support of this request does not constitute a waiver by Weddington of any governmental approvals necessary for the Woods development in Weddington and Weddington's support of this request does not constitute a governmental approval by Weddington of the Woods development.

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Weddington hereby supports the Woods request for sewer allocation and requests that Union County allocate to the Woods sewer capacity to support the expedited construction of the Rea Road Extension and to support residential, commercial and other non-residential development within Weddington and western Union County.

This resolution is adopted this the 7th day March, 2011.


Daniel Barry, Mayor Pro Tem

Attest:

Amy S. McCollum, Town Clerk



OFFICE OF THE COMMISSIONERS AND MANAGER

500 N. Main St., Room 921 • Monroe, NC 28112 • Phone (704) 283-3810 • Fax (704) 282-0121

March 11, 2011

Mr. Bob Cook
Transportation Program Manager
Charlotte-Mecklenburg Planning Department
600 East Fourth Street
Charlotte, NC 28202

Dear Mr. Cook:

It is Union County's understanding that the project known as NC 84 Relocation (Rea Road Extension) from NC 16 to NC 84 is presently identified as a High Priority Project on the Western Union County Local Area Regional Transportation Plan. After speaking to staff at MUMPO, it is further our understanding that this project must be included in the Transportation Improvement Plan to be adopted at MUMPO's March 16 meeting in order to retain its present priority position. Finally, it is our understanding that approximately \$2.3 million is presently allocated for this project, but that NCDOT does not have funding for acquisition of the right-of way and in order for the project to proceed in a timely fashion, dedication must occur for the proposed 4-lane segment for that section contained within the project known as The Woods development.

The Union County Board of County Commissioners has received a letter from The Base Group, the development company for The Woods, a Resolution from the Town of Weddington, and a Resolution from the City of Monroe in support of the NC 84 Relocation. Each of these has a consistent theme as the NC 84 Relocation is viewed as an opportunity for increased economic development opportunities for the Town of Weddington and the Charlotte/Monroe Airport as well as improved traffic mobility. These initiatives are dependent upon wastewater infrastructure and capacity.

In support of the requests received, the Union County Board of County Commissioners took the following action at their regular meeting of March 7, 2011.

"To direct staff to draft a proposed amendment to the sewer allocation policy to provide capacity for the Woods Development and other similarly situated development which must demonstrate a willingness to dedicate land and/or infrastructure that is reasonably likely to result in economic development for the County and to bring the amendment to the Board for consideration. The motion further included asking staff to draft and send a letter to the Town of Weddington and MUMPO expressing the County's support for allocating sewer capacity to projects of the type and with the benefit as represented by the Woods' proposal that facilitates Economic Development and contributes to the regional infrastructure."

It is Union County's understanding that with this action by the Board of County Commissioners, the Base Development Group will convey the necessary right-of-way for NC 84 Relocation.

Should you require additional information or have any questions, please do not hesitate to contact me.

Very truly yours,

Cynthia A. Coto

Cynthia A. Coto, ICMA-CM
County Manager

Cc: Board of County Commissioners