



Mecklenburg County Commissioner Meeting

9.17.24

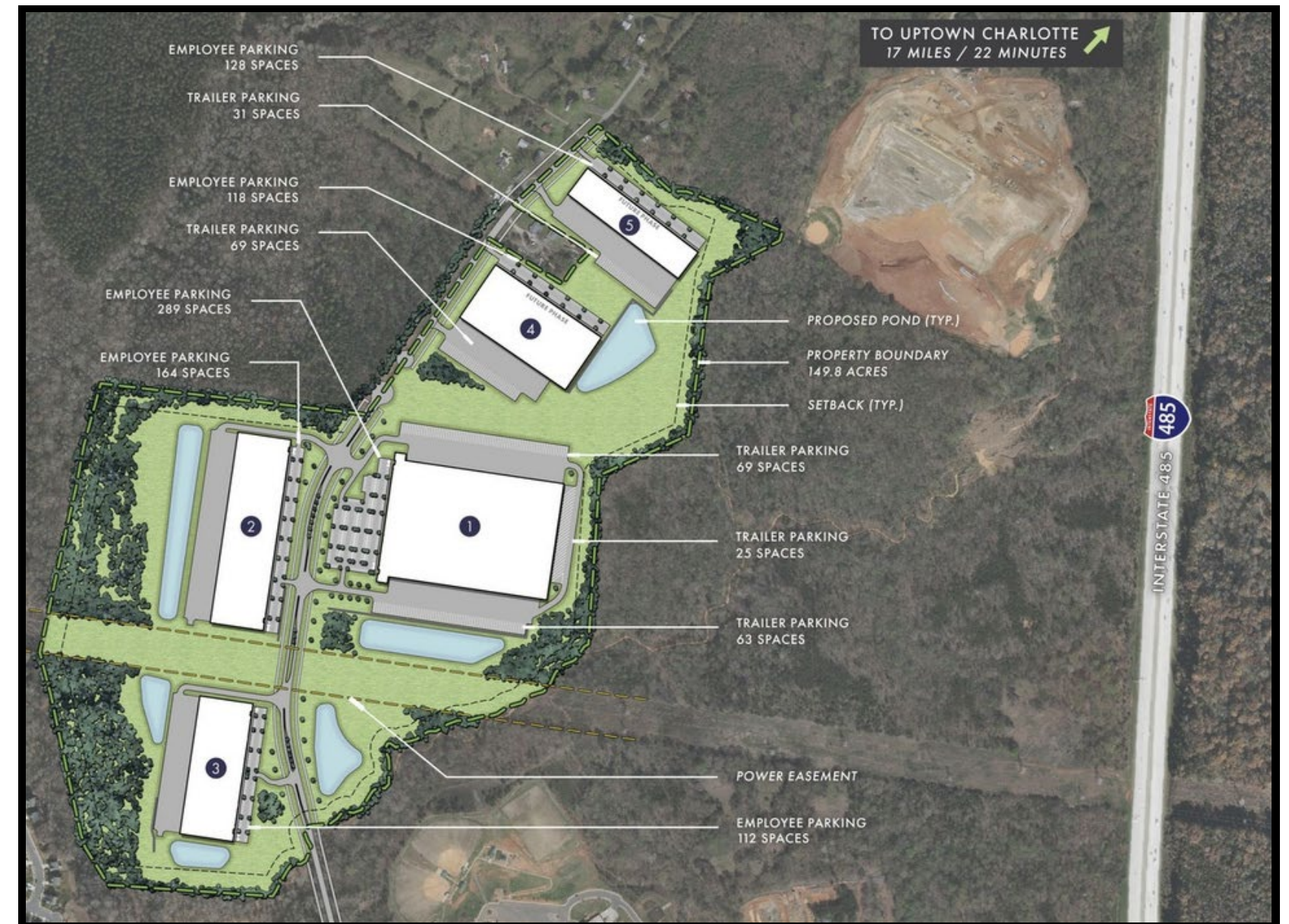
Garrison Road Extension

Requested Action

To approve a **2.45 acre right -of-way dedication** to the City of Charlotte for the extension of **Garrison Road**

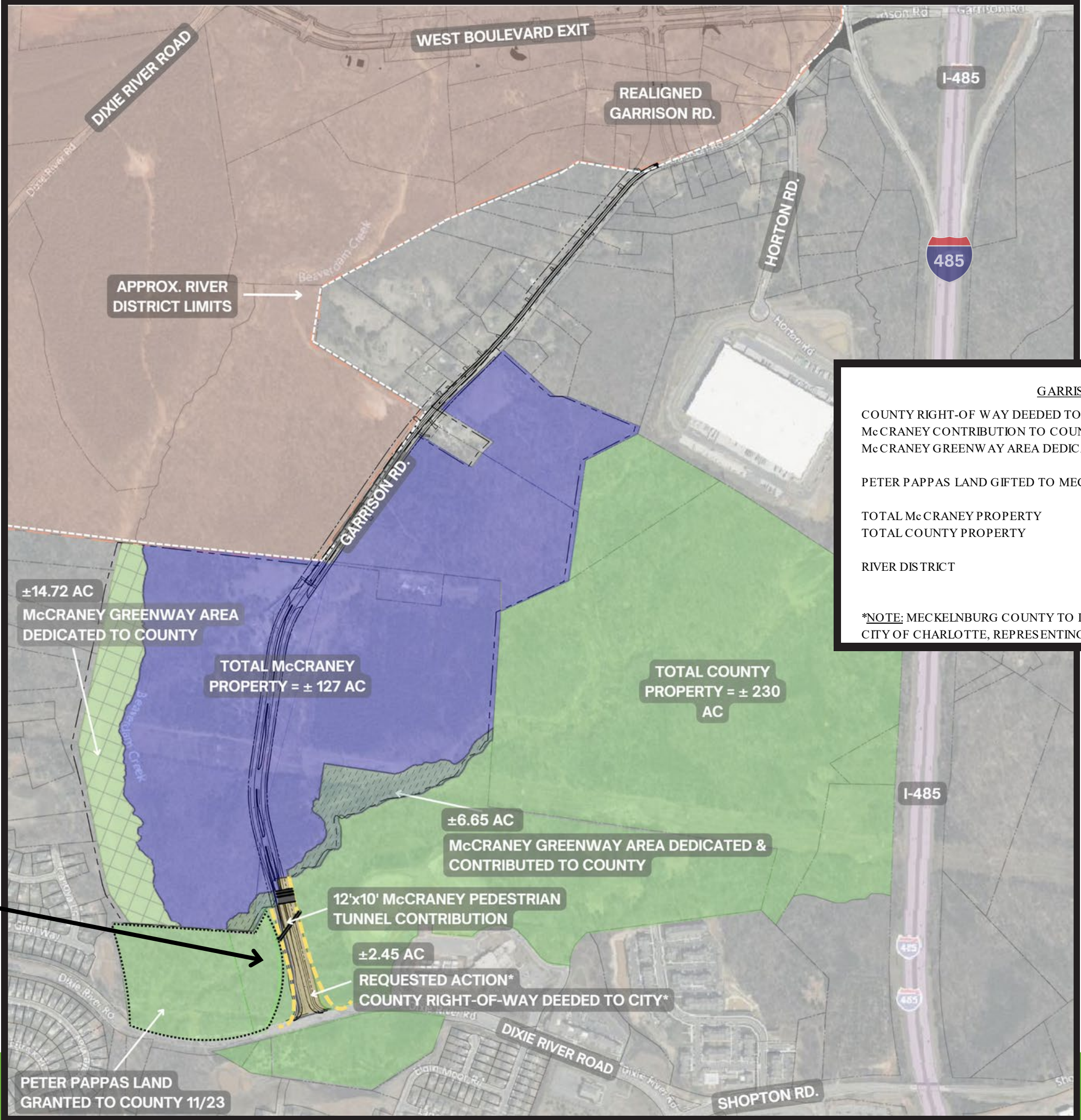
Project Purpose & Overview

- Extend existing Garrison Road to Dixie River Road
- Improve mobility network to support mixed use activity center
- Build a multimodal street to support vehicles, cyclists, pedestrians, and micro-mobility
- Aligns with local transportation plans



- 1.2 million square foot Class A industrial development
- Adjacent to River District
- 5 buildings for light industrial & manufacturing users (20,000 - 479,000 SF each)
- \$150 million capital investment

Garrison Rd Extension



Impacts to Mecklenburg County

- **LAND GRANT**

- Parks & Recs Land Holdings to be Granted 21.37 Acres to Provide Additional Water Protection and Wildlife Refuge at Beaverdam Creek

- **MAJOR JOB CREATION**

- Projected to bring 1,000-1,500 Jobs with \$64K Average Wage

- **MAJOR PUBLIC INFRASTRUCTURE CONTRIBUTION**

- \$17 Million Investment Earmarked for Garrison Road and Utility Upgrades

- **MAJOR TAX BASE INCREASE**

- Estimated \$1 Million Annual Tax Boost for Mecklenburg County from \$150M Capital Investment

Impacts to Mecklenburg County

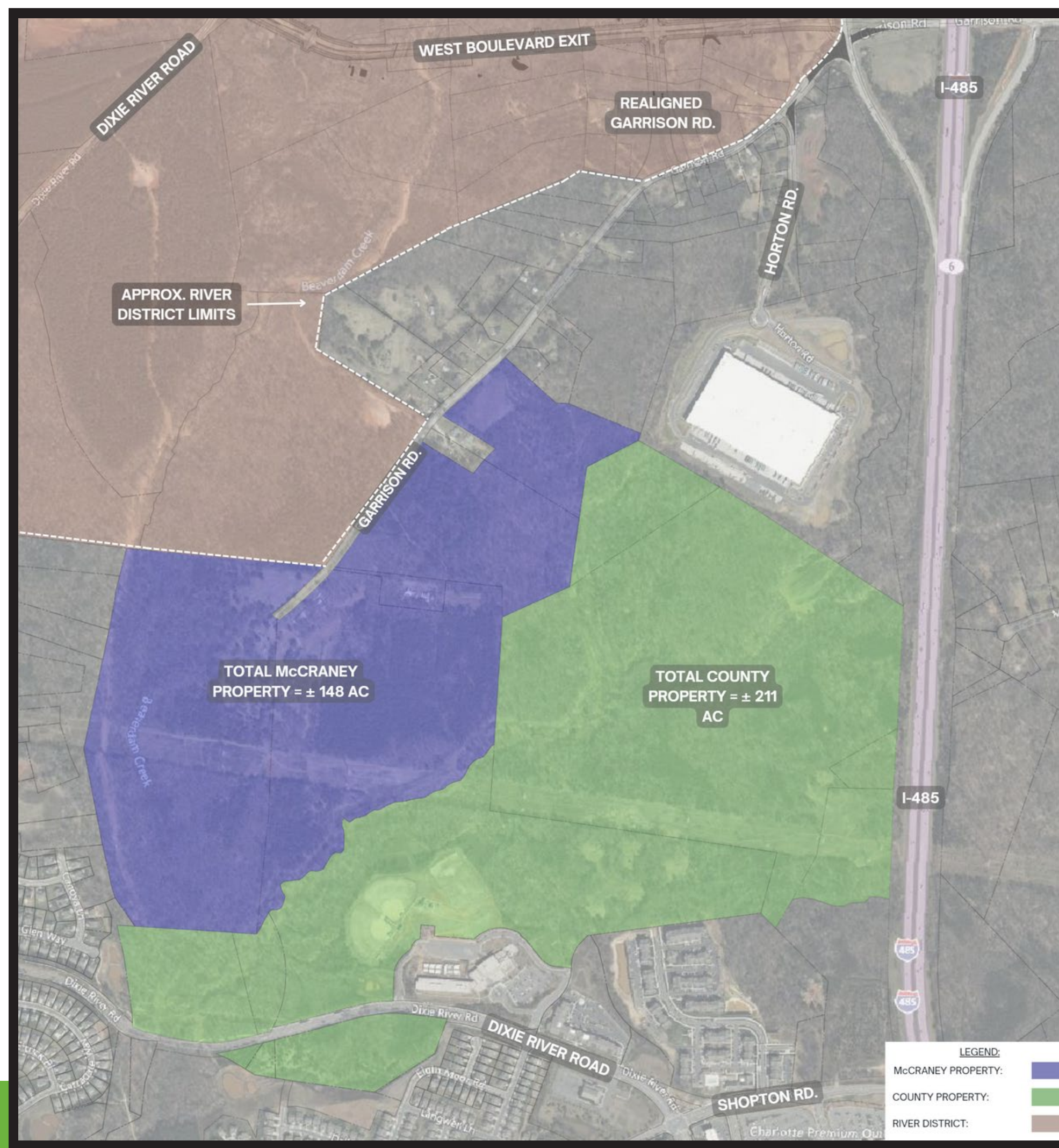
- **MAJOR GREENWAY INFRASTRUCTURE FOR PARKS & REC**
 - \$950K Funded for New Pedestrian Tunnel to Enhance Future Greenway Connectivity
- **WOMEN AND MINORITY JOB CREATION**
 - \$17M Garrison Road Extension Project Pledges to Support County's MWSBE Program
- **TREE DONATION**
 - Commitment to Plant up to an Additional 100 Trees to Buffer the Park & Rec Land from Garrison Road
- **ENHANCED WATER QUALITY**
 - Commitment to Water Quality Protection Enhancements Exceeding the Required Standards, Including a Commitment to Increase the Littoral Shelf Plantings in the Storm Ponds for Enhanced Water Filtration

Thank you!

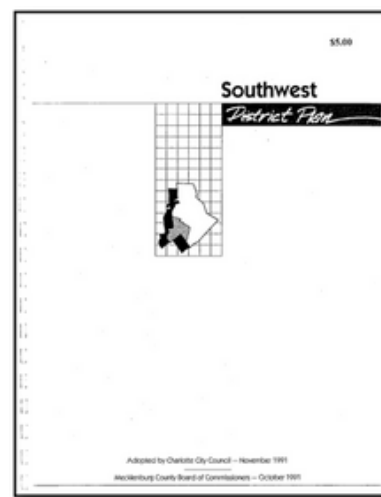
Questions?

APPENDIX

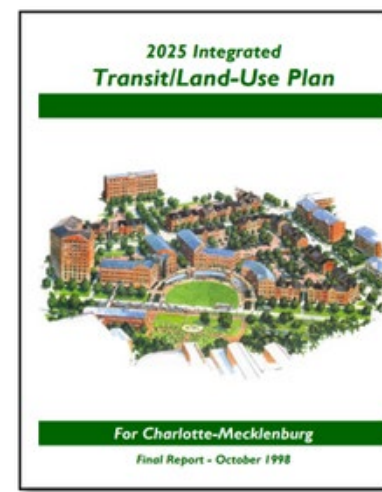
Current Property Map



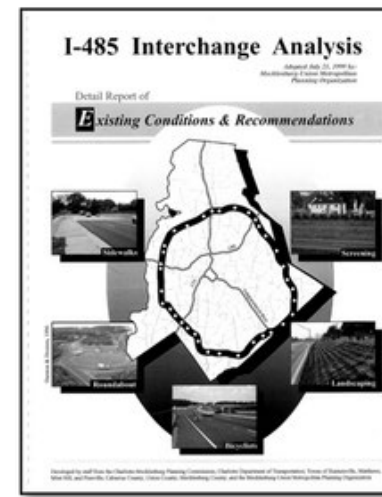
Consistency with Local Plans



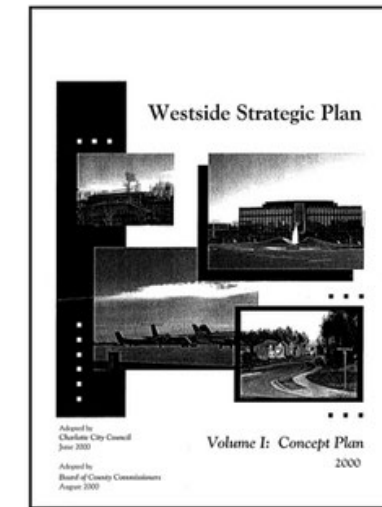
1991



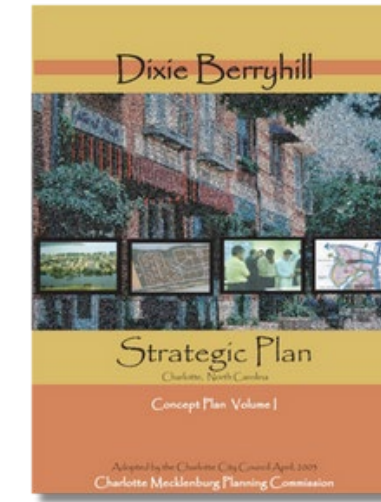
1998



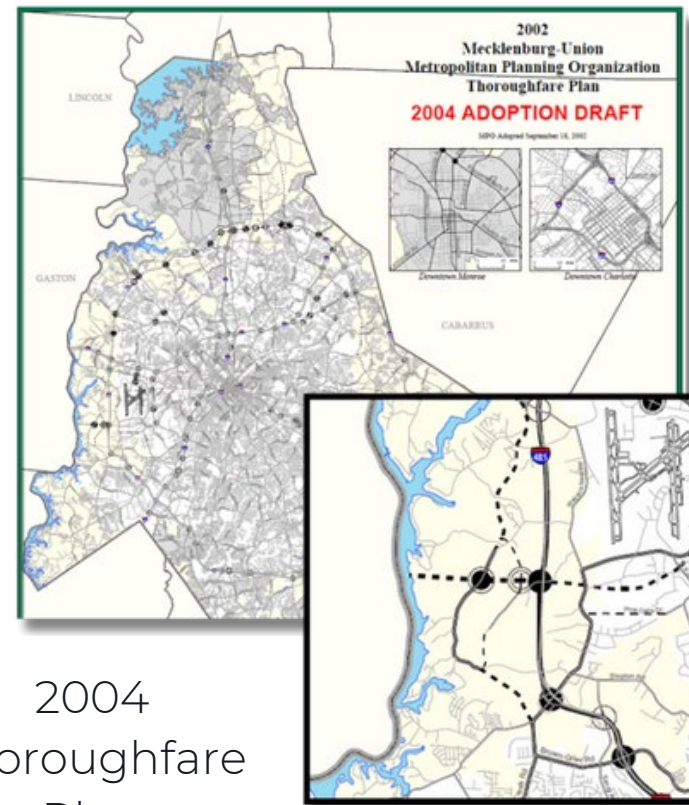
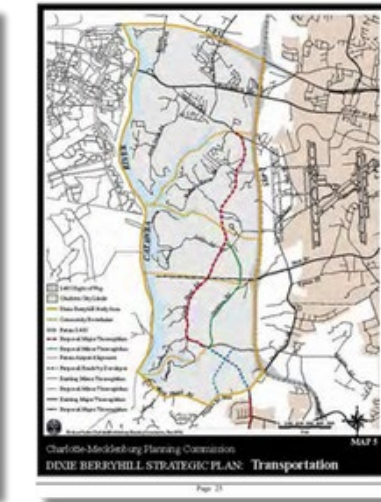
1999



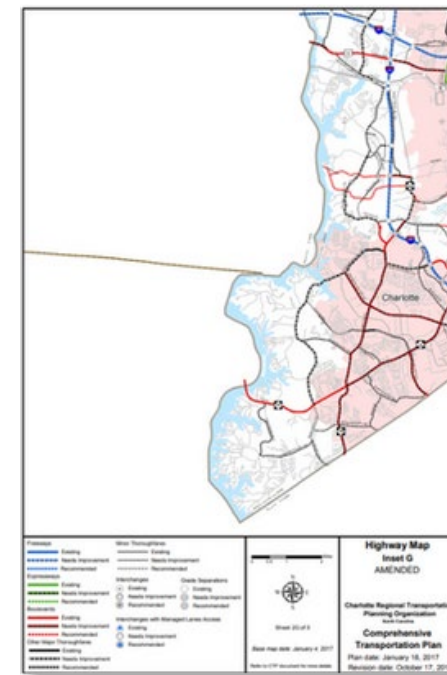
2001



2003



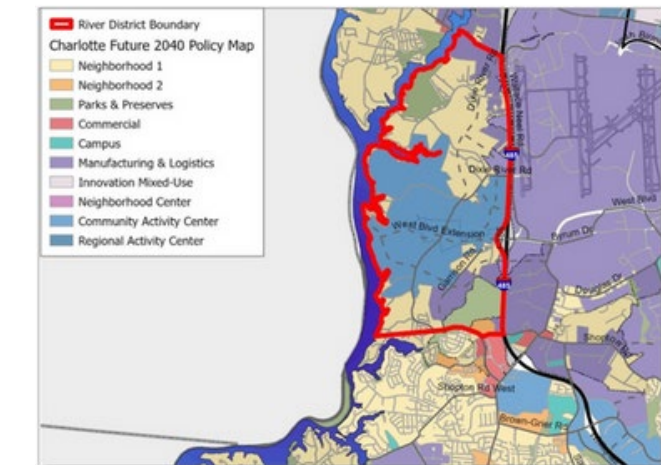
2004
Thoroughfare
Plan



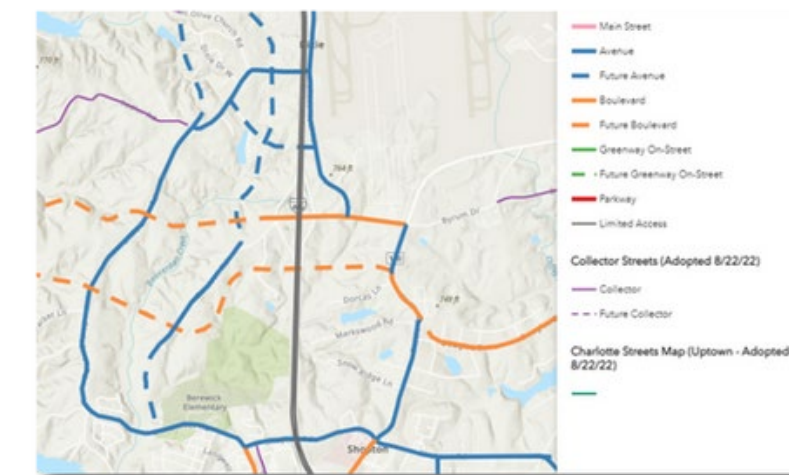
2017 Comprehensive
Transportation Plan



2021



2022



2022 Charlotte Streets Map

Water Quality Enhancements

- Control 25-year storm events with outfalls sized to convey 10-year stormwater over 3-5 days.
- Install sediment forebays, baffles, and skimmer dewatering devices for erosion control.
- Use sediment basins designed for 25-year stormwater runoff with spillways to handle 25-year, 24-hour storms.
- Double high-hazard silt fencing within 100 feet of streams/wetlands for enhanced erosion control.
- Temporary seeding per Mecklenburg County timelines.
- Third-party inspections of erosion control after significant rain events.
- Plant 100 trees along Garrison Road, in addition to 27 required.
- Increase native littoral shelf plantings in stormwater ponds for pollutant removal.

Entitlement Milestones

- **April 2018**, Jennifer Robertson began working on the first parcel involved in the industrial park project.
- **December 2020**, Jennifer Robertson first evaluated the Garrison Road Extension corridor.
- **February 15, 2021**, rezoning approval for the project was obtained.
- **March 2022**, the first package to request the release of the conservation easement was submitted.
- **December 7, 2022**, an agreement was reached with the City of Charlotte to construct Garrison Road.
- **Between 2022 and 2023**, the US Army Corps processed the wetland and stream mitigation approval.
- **January 13, 2023**, full approval for the construction of Garrison Road through the Beaverdam Creek Conservation Easement was granted.
- **March 13, 2023**, the land was annexed into the City of Charlotte.
- **May 2023**, a request was made by the USACE to the NC State Stewardship Office to modify the conservation easement.
- **In June 2023**, the NC DWR 401 permit and the USACE 404 permit were issued.
- **July 2023**, the mitigation for the stream impacts was paid, and in August 2023, the mitigation for the conservation easement modification was also paid.
- **September 28, 2023**, mass grading approval was obtained from the City of Charlotte.



Regulatory Approvals for Extension

City of Charlotte Rezoning Approval

- Established Requirement for Garrison Road to be extended to Dixie River Road
- Issued February 2021

US Fish and Wildlife Concurrence Letter

- Granted approval to construct Garrison Road
- Issued December 2021

U.S. Army Corps of Engineers Concurrence of Surface Water Delineation

- Federal Approval of Stream and Wetland Locations
- Issued March 2022

City of Charlotte/ McCraney Property Company Garrison Road

- Public/Private Partnership memorialized to construct Garrison Road
- Agreement reached December 2022

North Carolina Interagency Review Team Approval

- Allows Conservation Easement Break
- Issued January 2023
- MPC paid \$254,571.28

City of Charlotte Land Annexation

- Garrison Road Annexed into the City of Charlotte
- Issued March 2023

Conservation Released Recordation

- Federal and State Approval of location of where to break conservation easement
- Issued March 2023

North Carolina Division of Water Resources 401 Permit

- North Carolina Issued Water Quality Certification, Clean Water Act Permit
- Issued June 2023

U.S. Army Corps of Engineers 404 Permit

- Federal Issued U.S. Army Corps of Engineers Clean Water Act Permit
- Issued June 2023
- McCraney Property Company Paid \$914,904.88 to Wetland Permits and Mitigation Credits

City of Charlotte Mass Grading Approval

- Issued September 2023

McCraney Meeting Updates

- Lake Wylie Marine Commission meeting **(7/8/24)**
 - Neil Brennan
- Mecklenburg Co water quality meeting **(7/10/24)**
 - Rusty Rozzelle
- Catawba Riverkeeper meeting **(7/23/24)**
 - John Searby & Brandon Jones
- Parks & Recreation Commission meeting **(7/25/24)**
 - Chris Matthews
- Duke Energy Lake Services meeting **(8/5/24)**
 - Kelvin Reagan
- Parks & Recreation Commission meeting **(8/8/24)**
 - Kip Kiser
- Charlotte Water meeting **(8/19/24)**
 - Ron Hargrove
- Centrolina Regional Council meeting **(8/22/24)**
 - Christina Danis
- Catawba Wateree meeting **(8/26/24)**
 - Vickie Taylor