



RESOLUTION TITLE: TO AUTHORIZE THE EXCHANGE OF REAL PROPERTY WITH REDHAWK OWNER LPV, LLC FOR THE RELOCATION AND CONSTRUCTION OF THE NEW HOPE RECYCLING CENTER AND TO AUTHORIZE THE APPROPRIATE COUNTY OFFICIALS TO EXECUTE THE NECESSARY INSTRUMENTS TO CARRY OUT THE EXCHANGE

WHEREAS, in 2020, Redhawk Owner LPV, LLC (Redhawk) approached Gaston County Solid Waste and Recycling and Gaston County Public Works in an effort to relocate the New Hope Recycling Center located at 235 Lake Wylie Road. The existing recycling center is located on 1.32 acres and was built in approximately 1990; and,

WHEREAS, the South New Hope Road area of Gaston County has experienced significant growth since the existing recycling center was built and can no longer adequately meet the needs of the citizens of that area of the County; and,

WHEREAS, Redhawk has assembled approximately 470 acres surrounding the recycling center site for the construction of approximately 1,000 homes and the current recycling center is located at the front entrance roundabout of the Redhawk development; and,

WHEREAS, Redhawk has proposed to Gaston County that in exchange for \$10.00 and other good and valuable consideration, Redhawk will exchange and swap approximately 6.6 acres of undeveloped land (PID's 311953 and 307649) along South New Hope Road for the existing 1.32-acre recycling center site; and,

WHEREAS, the 6.6-acre site will allow Gaston County Solid Waste and Recycling to design and construct a new recycling center site that is adequately sized to serve the growing population in that area of the County; and,

WHEREAS, N.C.Gen Stat. 160A-271 authorizes the County to exchange any real property belonging to the County for other real property by private negotiation if the County receives a full and fair consideration in exchange for its property.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners that:

- (1) Gaston County accepts said offer of \$10.00 and other good and valuable consideration from Redhawk Owner LPV, LLC for the exchange of property as described herein.
- (2) Gaston County Public Works is directed to complete the design phase of the new, relocated recycling center.

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

NO.	DATE	M1	M2	CBrown	CCloninger	AFrale	BHovis	KJohnson	TKeigher	RWorley	Vote
2024-398	11/12/2024	KJ	CC	A	A	AB	A	A	A	A	U

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To Authorize the Exchange of Real Property with Redhawk Owner LPV, LLC for the Relocation and Construction of the New Hope Recycling Center and to Authorize the Appropriate County Officials to Execute the Necessary Instruments to Carry Out the Exchange
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- (3) The County Attorney is authorized to draft and negotiate any necessary exchange and property-swap contract documents and the County Manager, or designee, is authorized to execute said documents.
- (4) The County Attorney is authorized to draft and negotiate any necessary temporary construction easements or permanent access easements with Duke Energy and Town of Cramerton.
- (5) The County Manager, or designee, is authorized to execute temporary or permanent construction access easements.
- (6) The Chairman of the Board is authorized to execute a deed for the 235 Lake Wylie Road property to Redhawk Owner LPV, LLC.



Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Public Works

Board Action

File #: 24-511

Commissioner Worley - Public Works - To Authorize the Exchange of Real Property with Redhawk Owner LPV, LLC for the Relocation and Construction of the New Hope Recycling Center and to Authorize the Appropriate County Officials to Execute the Necessary Instruments to Carry out the Exchange

STAFF CONTACT

Daniel K. Ziehm, PE - Public Works Director - 704-862-6795

BUDGET IMPACT

N/A

BACKGROUND

In 2020, Redhawk Owner LPV, LLC (Redhawk) approached Gaston County Solid Waste and Recycling and Gaston County Public Works requesting to relocate the New Hope Recycling Center located at 235 Lake Wylie Road. The existing recycling center is located on 1.32 acres and was built in approximately 1990. The South New Hope Road area of Gaston County has experienced significant growth since the existing recycling center was built and can no longer adequately meet the needs of the citizens of that area of the County. At peak times, it is common for traffic to back up from the recycling center onto Lake Wylie Road and occasionally onto South New Hope Road. Redhawk has assembled approximately 470 acres surrounding the recycling center site for the construction of approximately 1,000 homes. The current recycling center is located at the proposed front entrance roundabout of the Redhawk development. Redhawk has proposed to Gaston County that in exchange for \$10.00 and other good and valuable consideration, Redhawk will exchange and swap approximately 6.6 acres of undeveloped land (PID's 311953 and 307649) along South New Hope Road for the existing 1.32-acre recycling center site. Duke Energy of the Carolinas currently owns PID 311954 adjacent to the site being donated to Gaston County. This site is 4.16 acres with an electric substation located on the property. The 6.6-acre site will allow Gaston County Solid Waste and Recycling to design and construct a new recycling center site that is adequately sized to serve the growing population in that area of the County. Redhawk is also donating to the Town of Cramerton approximately 5 acres of undeveloped land adjacent to the land being donated to Gaston County. N.C.G.S 160A-271 authorizes the exchange of certain county-owned property for other real property by private negotiation.

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2024-398	11/12/2024	KJ	CC	A	A	AB	A	A	A	A	U

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A=AYE, N=NAY, AB=ABSENT, ABS=ABSTAIN, U=UNANIMOUS

Commissioner Worley - Public Works - To Authorize the Exchange of Real Property with Redhawk Owner LPV, LLC for the Relocation and Construction of the New Hope Recycling Center and to Authorize the Appropriate County Officials to Execute the Necessary Instruments to Carry out the Exchange

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Pursuant to NCGS 160A-271, the Gaston County Board of Commissioners has stated their intention to authorize this exchange of property. This exchange has been advertised in the Gaston Gazette, as required for 10 days.

Approval of this Board Action directs Gaston County Public Works and Solid Waste and Recycling to complete the design phase of the new, relocated recycling center and authorizes the County Attorney to draft and negotiate any necessary exchange and property swap contract documents, and authorizes the County Manager, or his designee, to execute any required contract documents. Further, approval of this Board Action, authorizes the County Attorney to draft and negotiate any necessary temporary construction easements or permanent access easements with Duke Energy and the Town of Cramerton, to allow access to these adjacent areas, and authorizes the County Manager, or his designee, to execute these temporary or permanent construction and access easements.

POLICY IMPACT

N/A

ATTACHMENTS

Resolution