MANDATORY REFERRAL REPORT NO. 16-34 Proposed Disposition by Mecklenburg County of Property on Spector Drive

PROJECT PROPOSAL AND LOCATION:

The parcel contemplated by this Mandatory Referral is located at 5200 Spector Drive in north Charlotte. Tax Parcel 037019214 consists of 11.9 acres and contains improvements consisting of 57,550 square feet of usable industrial/warehouse space.

Mecklenburg County proposes to declare as surplus and dispose of this former trucking terminal and its associated parcel for economic development purposes. The site was acquired for a once-planned expansion of the Mecklenburg County Jail - North facility. This expansion will not now be necessary as Mecklenburg County's inmate population has fallen significantly due to the employment of several diversion programs and other strategies. Mecklenburg County received an unsolicited offer to purchase from a trucking company. This potential sale would create a long-term relocation and expansion opportunity for the trucking company. The subject site and building are vacant save for a few pieces of equipment from the Mecklenburg County Sheriff's Office (MCSO) stored in the enclosed warehouse/office building. A component of the "Bringing Mecklenburg County to You" initiative is the strategic evaluation of all Mecklenburg County owned parcels for their utility and viability.

The property is adjoined on the north and the west by the Jail North property and on the east and south by industrial properties. The zoning is I-1 (Industrial) according to the City of Charlotte Zoning Ordinance. Any rezoning, if necessary. will be the responsibility of the purchaser.

The County intends to sell the property using the upset bid process.

PROJECT JUSTIFICATION:

Mecklenburg County acquired this parcel from a trucking firm to facilitate the expansion of Jail – North. In the intervening period of time, Mecklenburg County's inmate population has been significantly reduced. The adopted Comprehensive Government Facility Master Plan, referred to as "Bringing Mecklenburg County to You," included a strategic review of prior plans and current parcels and uses. Although identified as a potentially surplus asset, no effort was undertaken to actively market it for sale. An unsolicited offer to purchase was made by a different trucking company, which currently operates out of leased space. Relocation to this parcel will provide a long-term home and expansion opportunities to the firm. This proposed disposition will, therefore, return a parcel to private ownership and support economic development.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Proposed transaction is consistent with the Mecklenburg County Comprehensive Government Facility Master Plan.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The adopted future land use for this site is Industrial as per the Northeast District Plan (adopted 1996). The proposed use for a trucking terminal is consistent with the adopted industrial land uses for this site.

PROJECT IMPACT:

The current target parcel is underutilized and has no long-term value to Mecklenburg County. Other than Jail – North, adjacent land uses are for similar purposes. The subject was previously operated in a matter similar to the proposed use. and within the same industry. There should be no appreciable impacts to Jail – North on the enterprise, nor to the enterprise on Jail - North.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The divestiture of this parcel will support economic development by returning assets to the tax rolls and supporting the relocation and expansion of a business in a growing industry.

ESTIMATED PROJECT COMPLETION DATE:

There is no capital project identified for this asset by Mecklenburg County; the prospective buyer does have plans to make a significant investment in the site.

JOINT USE TASK FORCE REVIEW COMMENTS:

This matter was discussed at the July 6, 2016 Joint Use Task Force meeting and had no comments.

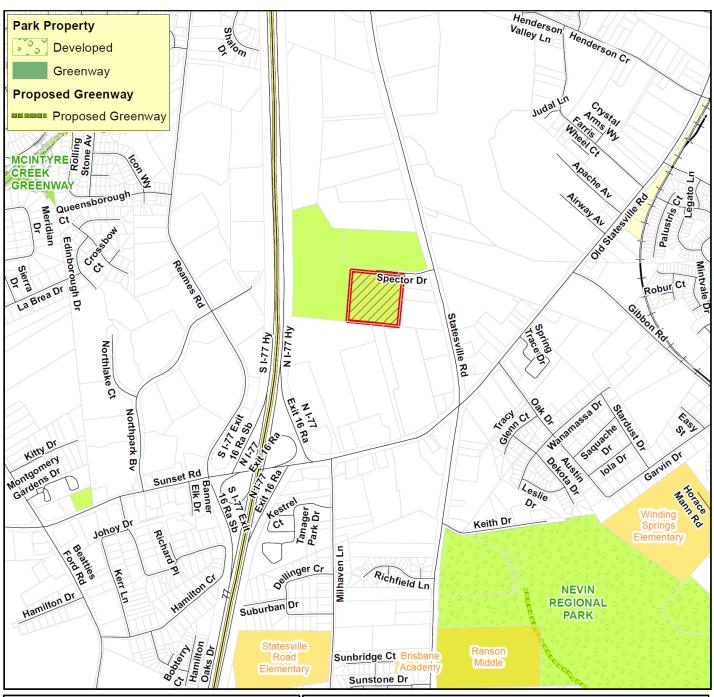
PLANNING STAFF RECOMMENDATION:

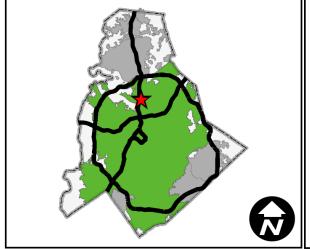
Planning Department staff recommends approval of the proposed transaction for the stated use.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their July 19, 2016 meeting the Planning Committee recommended approval by a 6-0 vote.

Staff resource: Alberto Gonzalez





Mandatory Referral 16-34

Initiated & Submitted by: Mecklenburg County Manager's Office

Mandatory Referral

County Property

City Property

Schools

