



May 3, 2012

Chairperson Yolanda Johnson
Planning Committee Members

Dear Committee Members:

Attached for your review are the agenda and attachment for a special Planning Committee meeting to be held on **Monday, May 7, 2012 at 1:45 p.m. in Room 267** located on the Second Floor of the Charlotte-Mecklenburg Government Center.

At this meeting, the Committee will be asked to make a recommendation on one mandatory referral. Attached is a copy of Mandatory Referral #12-05.

If you cannot attend the May 7th meeting, please contact me at (704) 336-5993 or mmcullough@charlottenc.gov at your earliest convenience.

Sincerely,

Melony C. McCullough
Senior Planning Coordinator
Charlotte-Mecklenburg Planning Department

c. Planning Staff
Dennis LaCaria, CMS Real Estate
Tim O'Brien, City Real Estate
Jacqueline O'Neil, County Real Estate

Charlotte-Mecklenburg Planning Committee Meeting

May 7, 2012

CMGC – 2nd Floor, Room 267, 1:45 p.m.

Meeting Agenda

I. Call to Order and Introductions

II. M.R. #12-05: Proposed Conveyance of Mecklenburg County Owned Property to Charlotte-Mecklenburg Hospital Authority

Background: Mecklenburg County Real Estate proposes to convey a county owned facility and approximately eight acres of land surrounding the building located at 501 Billingsley Road (CMC Randolph/Behavioral Health Center) to the Charlotte-Mecklenburg Hospital Authority for the continued operation of a behavioral health center. **Attachment 1**

Staff Resources: Alberto Gonzalez, Planning
Jacqueline McNeil, County Real Estate

Action Requested: Approve Planning staff recommendation for M.R. #12-05.

III. Adjourn

Submitted by: Jacqueline McNeil, County, Asset & Facility Mgt.

Initiated by: Michelle Lancaster, County Manager's Office

MANDATORY REFERRAL REPORT NO. 12-05
**Proposed Conveyance of Mecklenburg County Property (Behavioral Health Center
Located at 501 Billingsley Road) to Charlotte-Mecklenburg Hospital Authority**

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes conveyance of a County-owned facility and approximately 8 acres of land located at 501 Billingsley Road (tax parcels 157-041-34, 157-041-15 and portions of 157-041-04 and 157-041-31) to The Charlotte-Mecklenburg Hospital Authority. This organization operates as Carolinas HealthCare System (CHS). The facility is known as the Behavioral Health Center or CMC-Randolph and is located in the County's Health and Social Services complex off Randolph Road in Charlotte. The site is surrounded by other institutional uses such as the County Health Department and Randolph Road Community Park. Across from the site on Billingsley Road are single family, multi-family and office land uses.

The Behavioral Health Center facility was originally designed and constructed in the late 1980's to provide inpatient and outpatient mental health services for Mecklenburg County residents. Since it was constructed, it has served (and continues to serve) that purpose under administration by CHS. Most recently, under a 2000 contract between the County and CHS, CHS agreed to provide services and operate programs for Mecklenburg County. The County and CHS are currently negotiating revisions to the 2000 agreement. As a part of the negotiations, both parties are considering the conveyance of the Behavioral Health Center property to CHS for the continued operation of the behavioral health center.

Following the proposed conveyance, use of the property (zoned O-1 Office and O-1 (CD) under the Charlotte Zoning Ordinance) will remain the same. As a part of the conveyance, the County plans to place deed restrictions on the property that are at least as stringent as the O-1 zoning land use parameters. It is anticipated that the facility will continue to be operated as a behavioral health facility by CHS for the foreseeable future. The County and CHS will continue to share some parking in front of the building since the County will retain ownership of the adjoining Sam Billings Center, which also uses this parking lot.

PROJECT JUSTIFICATION:

The County will not need this building, which was designed and constructed as an inpatient and outpatient mental health facility. Transferring these properties to CHS allows for the continued operation of a behavioral health center for the provision of mental health services to residents of Mecklenburg County and others by CHS without an interruption in services.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The transfer of this facility to CHS is consistent with its current use. It is anticipated that it will continue to be operated as a behavioral health facility by CHS for the foreseeable future.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Central District Plan* (1993) recommends institutional land uses for the majority of this property and Rezoning Petition 2006-057 changed the adopted future land use to parking for the eastern edge of the property. These recommended land uses are consistent with both the current and anticipated land uses (as no changes in land use are contemplated). The *Grier Heights Special Project Plan* (1988) and *Grier Heights Neighborhood Action Plan* (1996) both recommend maintaining the existing land uses in the area and protecting the existing nearby residential development from encroachment. A parking lot constructed by the County in 2006 on the eastern edge of the property provided a landscaped buffer from the residences to the east; this buffer is anticipated to remain.

PROJECT IMPACT:

Conveyance of these properties to CHS will benefit the public by facilitating the continued provision of mental health services in Mecklenburg County by CHS. There is no known negative impact of this conveyance.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The parcels proposed to be conveyed to CHS are currently owned by the County and will continue their current use. There are no known negative impacts to other public or private projects as the building's current use will continue.

ESTIMATED PROJECT COMPLETION DATE:

Conveyance of these properties will occur as soon as negotiations/arrangements are complete.

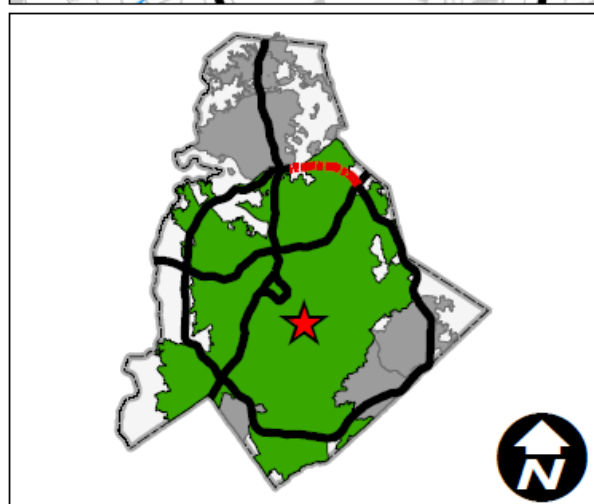
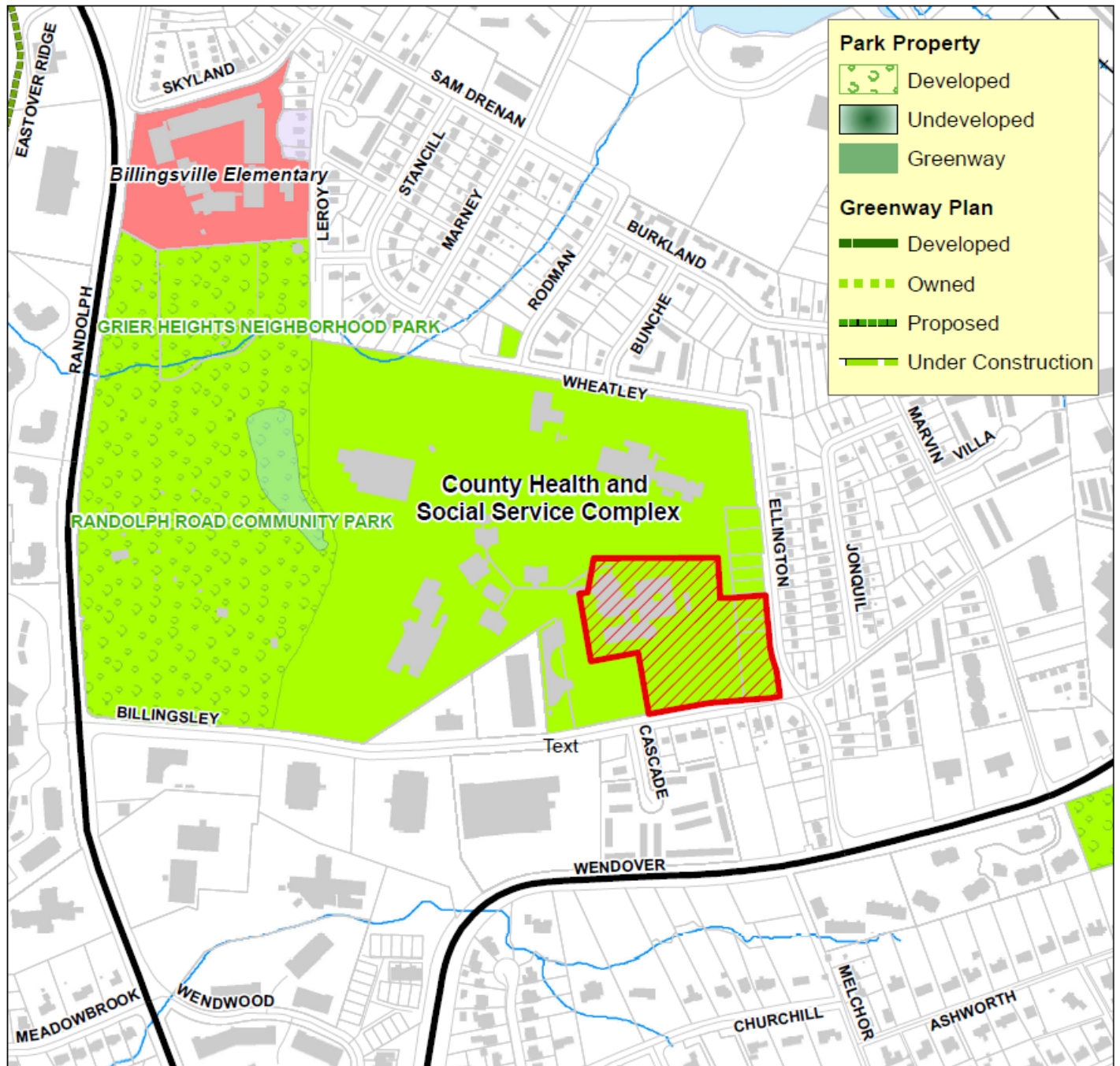
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their May 2, 2011 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed land transfer.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 12-05

Submitted by: County Asset & Facility Management
Initiated by: County Manager's Office

- Mandatory Referral
- County Property



