

**MANDATORY REFERRAL REPORT NO. 01- 42**  
**SALE OF THE FORMER MATTHEWS BRANCH LIBRARY PROPERTY**

**PROJECT PROPOSAL AND LOCATION:** The Public Library of Charlotte & Mecklenburg County ("PLCMC") proposes to sell the former Matthews Branch Library located in the Town of Matthews, as PLCMC has constructed a larger replacement facility. The property proposed to be sold is a 3,900 square foot building on a .4-acre site on the corner of West John Street (Monroe Road) and Library Lane. The property has been actively marketed and there is a pending contract to sell it for future use as office space.

**PROJECT JUSTIFICATION:** In 1999, PLCMC entered into a lease with the Town of Matthews to develop and occupy a joint use facility to house the Town of Matthews Town Hall and the new Matthews Branch Library. Previous studies had confirmed that the old Matthews Branch Library was inadequate in size to serve the Town of Matthews. The new Matthews Branch Library will be located in the Matthews Town Station approximately ¼ mile from the old facility. It is 15,000 square feet and is located on the first floor of the Town Hall/Library facility. As part of the action to approve the project, the Board of County Commissioners directed PLCMC to sell the old library property and apply the revenue toward the upfit costs of the new facility.

**PROJECT IMPACT:** The new library will enable the Matthews area and this portion of the county to be better served with library services. Proceeds from the sale of the old library building will in part offset the cost of the new library facility.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:** The sale of this property is tied to the development and occupancy of the new Matthews Branch Library . That facility is part of a joint use project of the Town of Matthews and PLCMC. The project is complete and the Library is preparing to upfit the facility and open to the public in September 2001.

The proposed re-use of the old library building as office space is consistent with the Matthews Downtown Plan and Land Use Plan. It will, however, require a rezoning as the current zoning allows only library use, and a dimensional variance as the building setback exceeds the maximum allowable under the proposed zoning for the site. The prospective purchaser has filed for required zoning actions which will be heard in September and October.

The site is within the Southeast Transit Corridor, and within 1/2 mile of a potential transit station on the John Street alignment. An office use is an appropriate land use in a station area.

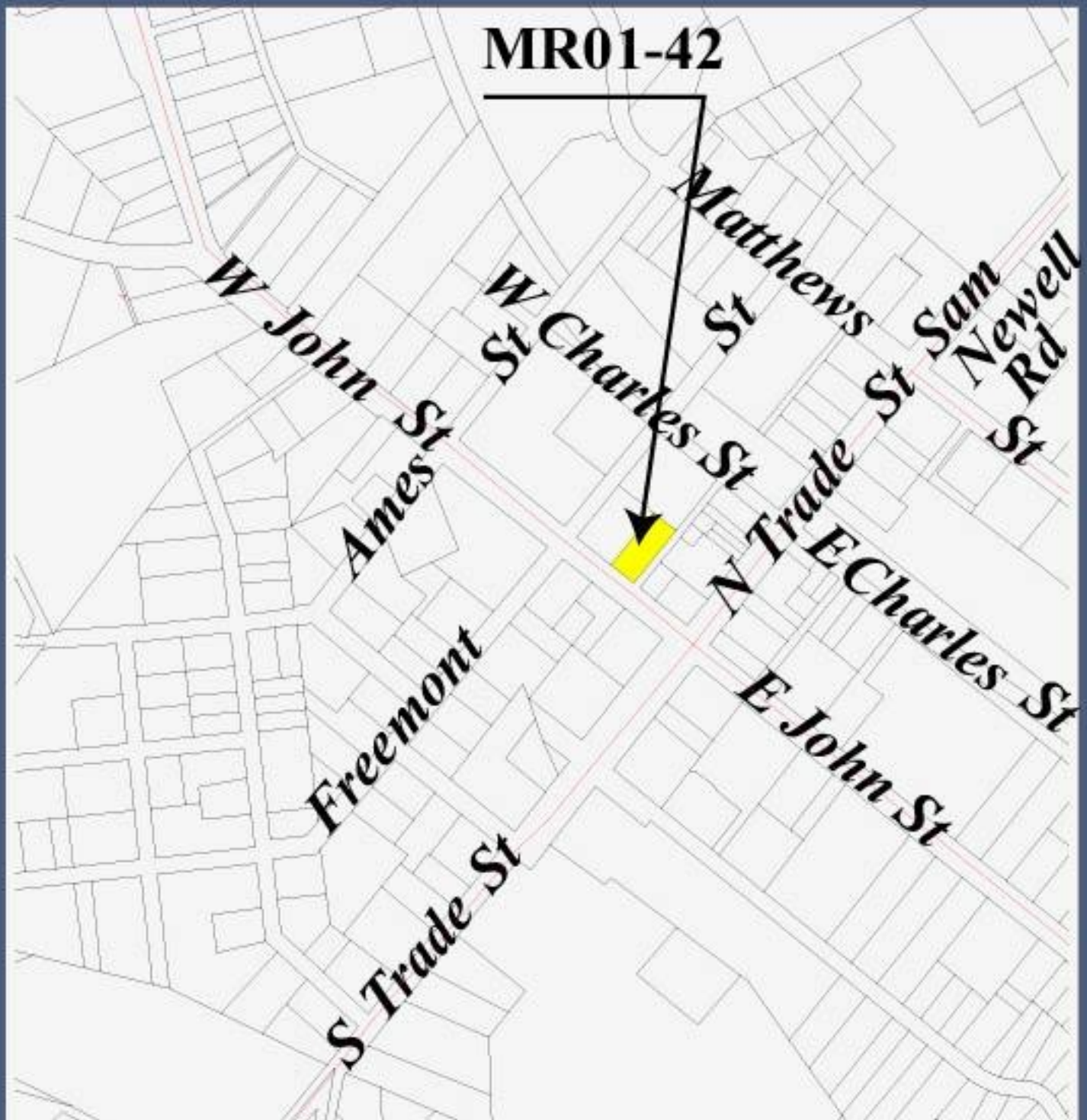
This proposal was reviewed at the August 29, 2001 Joint Use Task Force meeting, and there were no comments.

**PROJECT COST:** n.a.; this is a sale

**STAFF RECOMMENDATION:** Staff recommends approval, subject to the buyer obtaining from the Town of Matthews the necessary change of zone and variance necessitated by the new use.

**PLANNING COMMITTEE RECOMMENDATION:** Approve, 6-0

# Mandatory Referral: MR01-42



Produced by the Charlotte-Mecklenburg Planning Commission, July 2001.



## CAPITAL PROJECT PROPOSAL FORM

### Instructions:

This form is provided to capital project initiating agencies and departments for reporting proposed projects to the Charlotte-Mecklenburg Planning Commission in accordance with the requirements of North Carolina House Bill 855.

Proposed capital projects are to be submitted to the Planning Commission using this form, at least 30 days prior to presenting the project to the governmental unit having authority to authorize it.

In order to constructively review a project proposal a full description of the project and its objectives is necessary. Please provide all of the information requested and all available graphic information. You will be advised when the project is scheduled for Planning Commission consideration so that your department representative may be present to respond to questions.

I. Initiating Department Public Library Date 7/13/01

Submitted by Rich Rosenthal, Chief of Operations

Department Representative Rich Rosenthal, Chief of Operations

II. Project Name **Sale of Property-Matthews Branch Library**

Location and Description of Project

124 West John Street, Matthews, NC (Tax Parcel 193-262-02). This is a parcel of approximately 0.4 acres located on the corner of West John Street and Library Lane in Matthews. A 3,900 square foot building housing the Matthews Branch Library is located on the West John Street frontage. The paved parking lot to the rear of the property has 13 parking spaces.

The property is under contract for sale for future use as Office Use.  
It is a small internet services company.

III. Project Justification/Need In 1999, the Public Library of Charlotte & Mecklenburg County (PLCMC) entered into a lease with the Town of Matthews to develop and occupy a joint use facility to house the Town of Matthews Town Hall and the new Matthews Branch Library. Previous studies had confirmed that the old Matthews Branch Library was inadequate in size to serve the Town of Matthews. The new Matthews Branch Library is located in the Matthews Town Station approximately ¼ mile from the old facility. It is 15,000 square feet and is located on the first floor of the Town Hall/Library facility. As part of the action to approve the project, the Board of County Commissioners directed PLCMC to sell the old library property and apply the revenue toward the upfit costs of the

new facility. The Library has contracted with a private party for the sale of the property in compliance with **GS 160A-269 Negotiated Offer, Advertisement & Upset Bid**. The sale price \$415,005.

IV. Project Status (check those that apply)

Nothing done but this report _____	Land Not yet acquired _____
Preliminary plans completed _____	Land acquisition underway _____
Detailed plans completed _____	Land acquired _____
No land acquisition involved _____	Project under contract _____x_____

V. Proposed Development Schedule

Begin

Completed

Planning \_\_\_\_\_

Land \_\_\_\_\_

Construction \_\_\_\_\_

(Identify any known external factors which are critical to the timing of this project. For example, the opening of a major shopping center, or construction of a new school.)

VI. Relation of this proposal to Other Public Projects. (Is this project part of a series of interrelated capital projects? Is the project affected by or does it affect other public projects in the area? The sale of this property is tied to the development and occupancy of the new Matthews Branch Library . That facility is part of a joint use project of the Town of Matthews and PLCMC. The project is complete and the Library is preparing to upfit the facility and open to the public in September 2001. \_\_\_\_\_

VII. Project Cost Estimate - (indicate the estimated total project cost and describe how this estimation has been made). \_\_\_\_\_

VIII. Assistance Funds - (If State or Federal assistance funds are proposed indicate the specific assistance program, and the status of any application for project funding assistance).

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Hi Jonathan,

The high bidder for the present library building is a local business owner. The bid process included an understanding that a successful rezoning would be necessary for any new use. (Current zoning conditions limit the use of the site only to a library.) The Downtown Master Plan includes this site in the area expected to have a mix of commercial uses, including offices.

The future owner has initiated a zoning action, and the public hearing is set for September 10. He is not asking to make any changes to the exterior of the site, with the exception of a new sign in the front yard in place of the existing Library sign.

Because the Downtown Overlay zoning district calls for buildings to be closer to the street than this building, the future owner will also be asking for a zoning variance in October. The variance hearing and decision are expected to be completed on October 4, and final zoning decision can then be made on October 8.

The conversion of this property from library to office is in keeping with the Downtown Master Plan, the Matthews Land Use plan, and the proposed zoning (O-15 office district and Downtown Overlay).

If you have additional questions or need additional information, please let me know. Thanks.

Kathi Ingrish