

MANDATORY REFERRAL-REPORT NO. MR04-02
Proposed Disposition of Several Mecklenburg County Surplus Residential Properties

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Park & Recreation proposes to dispose of seven parcels acquired at three different locations. All were initially acquired for park purposes but will not be developed as such for various reasons.

The first location is a portion of the old Enderly Park School property on Clay Street, acquired in 2001 from CMS for redevelopment of the Enderly Recreation Center. The property (parcel # 065-049-11) is 0.3 acres in size and is zoned R-8 residential. It is not feasible to incorporate this non-contiguous tract – acquired as part of the original school site - as part of the new recreation center complex. The acquisition of the Enderly Park school site by Park & Recreation was discussed in Mandatory Referral MR01-24.

The second location is in Druid Hills at Wainwright and McArthur Avenues, and involves five separate lots (parcels 077-081-04, 077-082-02, 077-082-04, 077-082-06, 077-082-07) that cumulatively are about 1.956 acres and zoned R-8 Residential. These properties were originally acquired in the late 1990's for a neighborhood park (discussed as part of Mandatory Referral MR98-29). Another site – more centrally located within the neighborhood - is currently being assembled, that was discussed in Mandatory Referral MR01-29. The lots currently proposed for disposition were initially offered as potential exchange lots for owners of the new park site; however none of the new site owners had interest in these lots. Habitat for Humanity has expressed interest in acquiring some or all of these lots for the purpose of construction of affordable housing.

The third location is in the Hoskins neighborhood and it involves a 0.473-acre parcel at S. Linwood Avenue (parcel 063-014-05 and zoned R-5 Residential) that was acquired from the owner along with an 11-acre parcel for expansion of Hoskins Neighborhood Park (Mandatory Referral MR01-20). The subject parcel is unneeded for park expansion, but its acquisition was necessary in order to acquire the larger parcel.

PROJECT JUSTIFICATION:

The County wants to divest of these tracts and make them available for redevelopment. All are located in the Central District.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The County wants these properties to be utilized for the highest and best use within the three neighborhoods.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Central District Plan recommends mixed residential for the properties located in Enderly Park. The Statesville Avenue Area Plan recommends single family for the Druid Hills parcels. Likewise, the Thomosboro-Hoskins Area Plan recommends single family for the property located in Hoskins. This proposal to sell these parcels to be used for single family development is consistent with the recommendations of the adopted plans.

PROJECT IMPACT:

Sale or exchange of these tracts for single-family housing development should provide additional affordable housing in Enderly Park, Druid Hills and Hoskins neighborhoods.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This supports efforts to provide affordable housing in these neighborhoods, within which new or expanded park sites have been assembled.

ESTIMATED PROJECT COMPLETION DATE:

The sale would take place as soon as negotiations/arrangements are completed.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their January 7, 2004 meeting and Neighborhood Development expressed an interest in acquiring these parcels for affordable housing.

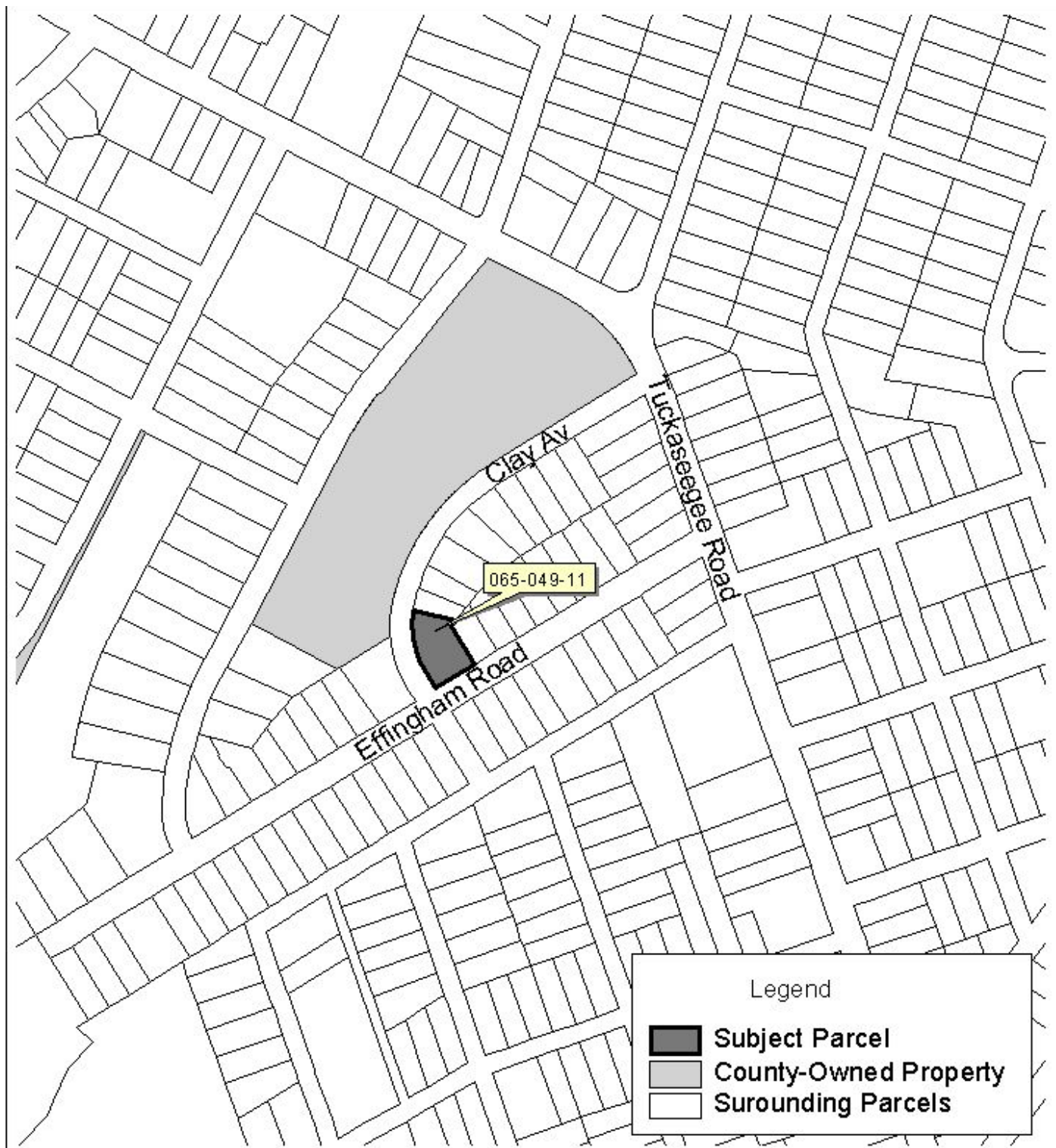
CMPC STAFF RECOMMENDATION:

Staff supports the sale of these properties for residential uses. However, consideration should be given to Neighborhood Development, prior to selling them publicly.

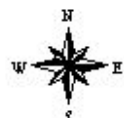
CMPC PLANNING COMMITTEE RECOMMENDATION:

The Planning Committee recommended approval by a 6-0 vote at their January 20, 2004 meeting.

Staff resource: Cheryl Neely



Mecklenburg County Surplus Properties



No Scale

Portion of Enderly School Property on Clay Street.

Mecklenburg County

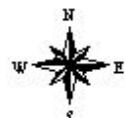


Real Estate Services

December 23, 2003



Mecklenburg County Surplus Properties



No Scale

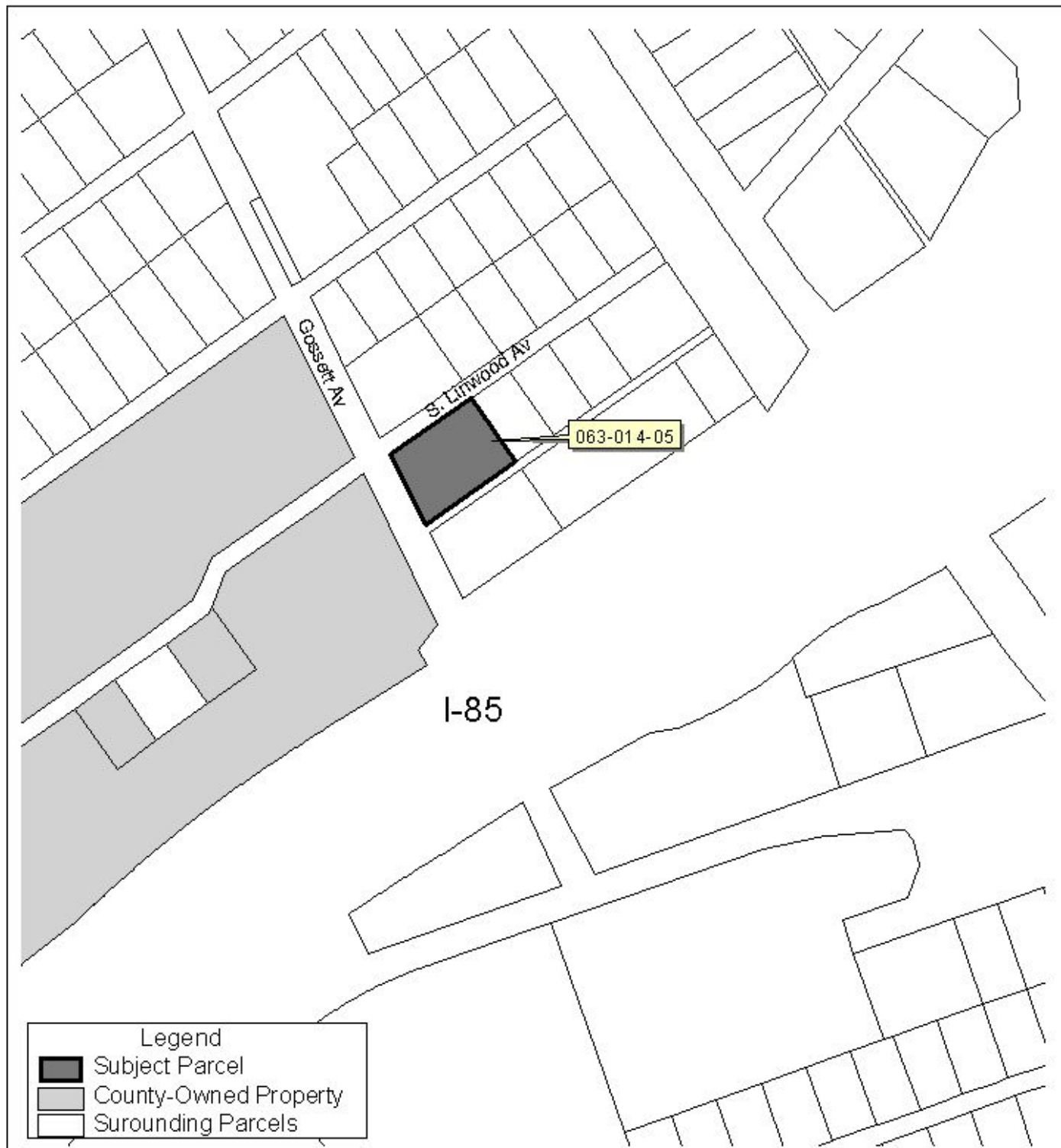
Druid Hills a Wainwright and McArthur Avenues.

Mecklenburg County

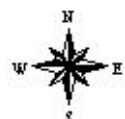


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Mecklenburg County Surplus Properties



No Scale

Hoskins Neighborhood Park Extra Parcel at
S. Linwood Avenue.

Mecklenburg County



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