

MANDATORY REFERRAL REPORT NO. 06-30
Proposed Sale of City-Owned Property Located at 561 Team Road in Matthews

PROJECT PROPOSAL AND LOCATION:

The City Real Estate Division proposes to sell the City-owned property located at 561 Team Road (Parcel ID # 193-241-17) in the Town of Matthews. Team Road intersects Matthews Township Parkway, between Sam Newell Road to the east, and Monroe Road to the west. The property is approximately 0.416 acres and is currently used as a vehicular access route to the City of Charlotte telecommunications tower located on the adjacent property to the northwest owned by Martin Marietta. The zoning on the subject property according to the Matthews Zoning Ordinance is I-1 Industrial.

The City entered into the lease with Martin Marietta in 1997, and the subject property was purchased by the City in 1998 to provide access to the tower. Given the 20-year life of the lease with three 20-year renewal options, the proposed sale of this property will need to ensure access to the radio tower for many years to come. The City proposes to sell the property to the owner of adjoining parcel 193-241-12 who wishes to use it for vehicular access to his property. The City proposes to retain a perpetual easement across its property, thus sharing the existing driveway with the proposed purchaser. The actual use of the property (as a driveway) will remain unchanged.

PROJECT JUSTIFICATION:

The owner of the adjoining property reportedly wishes to obtain access to a storage building on his land by utilizing the City property for access, as alternate access involves grade changes, utilities and a small creek. The reported use of the new building is to store and restore antique cars.

The City's radio shop (that provides administrative oversight over the telecommunications tower) has no objections to the sale as long as access to tower site is retained.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The proposal is consistent with the City's Asset Management's policy as the sale of the subject property will generate revenue while maintaining the City's use of the property. Sale of the property will also return it to the tax rolls. The sale will be subject to the upset bid process.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Matthews Land Use Plan: A Guide for Growth 2002-2012 does not contain any language that would recommend against the sale of this property primarily because changing ownership in no way will change existing use of the site. Furthermore, there is a creek with SWIM buffer designation across most of the frontage of the buyer's existing property and a driveway crossing the creek is already on the parcel. Consequently, this is the only logical place for vehicular access to his site. Also, the buyer has already completed the construction on his own property and has already been using the telecommunications tower driveway for access to his building. The Town of Matthews is supportive of the transaction as long as the City is satisfied they have adequate safeguards in place for long-term use of the driveway.

PROJECT IMPACT:

No negative impact is anticipated as the City will retain its use of the property, and no new land uses are proposed to be introduced.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

No affected projects are known, with the exception of the stated proposed storage building.

ESTIMATED PROJECT COMPLETION DATE:

The sale could be completed by early Spring, 2007.

JOINT USE TASK FORCE REVIEW COMMENTS:

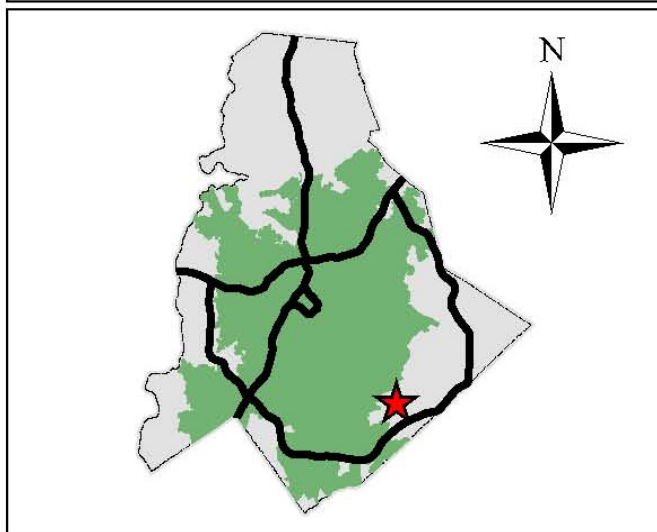
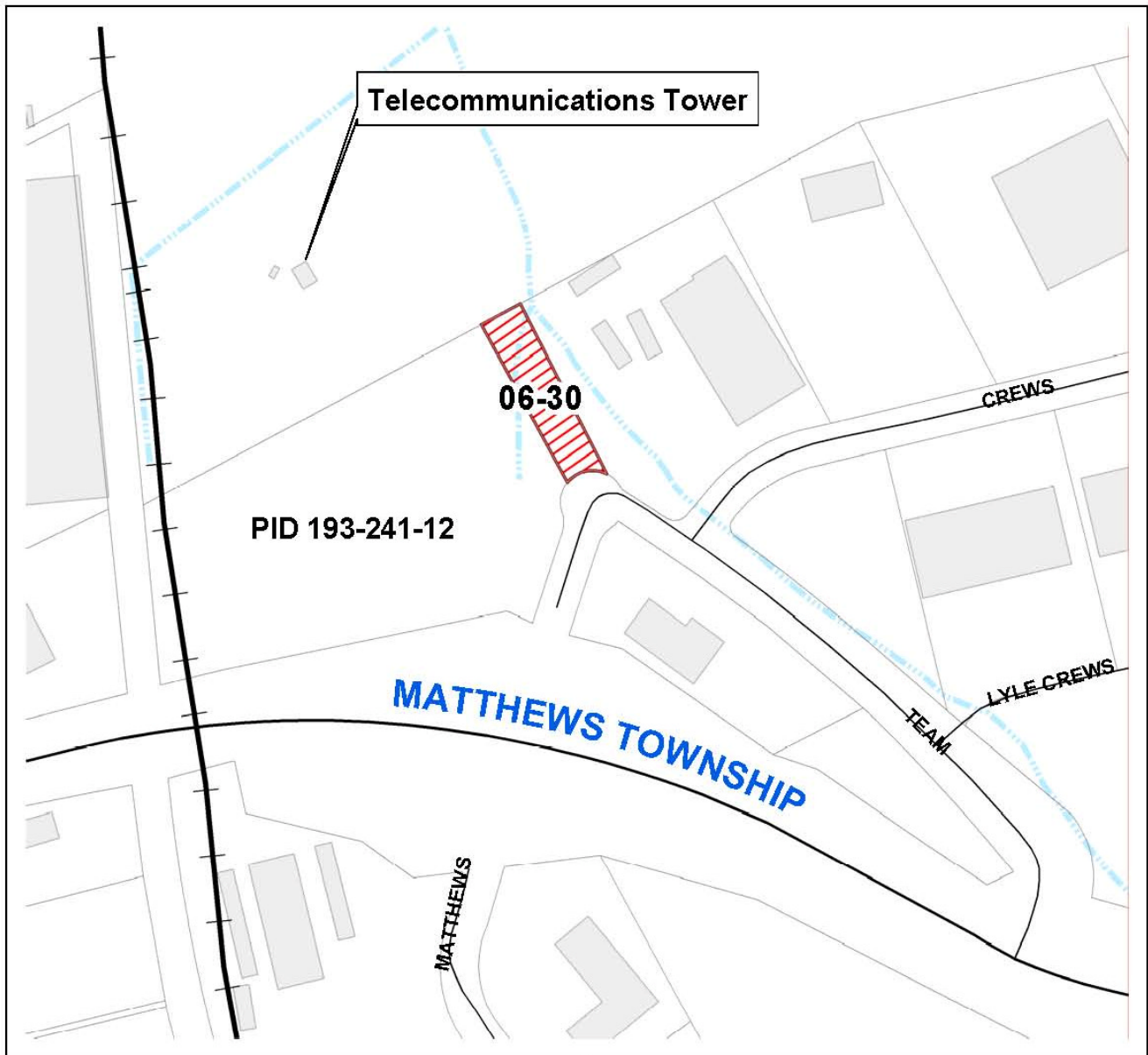
The Joint Use Task Force reviewed this matter at its December 6, 2006 meeting and offered no substantive comments on the proposed transaction.

CMPC STAFF RECOMMENDATION:

Planning staff supports this proposed transaction and recommends approval to sell the property contingent on an access agreement.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At its December 19, 2006 meeting, the Planning Committee recommended a approval by a 4-0 vote.



Mandatory Referral 06-30

City Real Estate Division

 Mandatory Referral

 Creeks

 Building Footprint

Map Produced by the Charlotte-Mecklenburg Planning Commission for illustrative purposes only.