

MANDATORY REFERRAL REPORT NO. 07-04
Proposed Sale of the Former Statesville Avenue Landfill

PROJECT PROPOSAL AND LOCATION:

Charlotte City real Estate proposes to sell the entire former Statesville Avenue solid waste landfill of approximately 155 acres to a development group that will redevelop much of the property as a business park/light industrial use. It is also proposed to grant Mecklenburg County an easement in order to construct a portion of the Irwin Creek greenway. The site – zoned I-2 Industrial - is generally located south of I-85 and east of I-77, on Old Statesville Road (some of that land is visible from I-85). The PID of the property is 077-081-02. The property ceased operation as a landfill in 1971 and is currently vacant.

A portion of this property was subject to a Mandatory Referral in March, 2006 (MR06-13). The proposed transactions with the parties involved at that time would have resulted in certain environmental liability remaining with the City. Additionally, uses proposed at that time involved outdoor storage of construction materials which are considered less-than-appropriate given the site's high visibility. Finally, City staff felt that it might be preferable to consider selling the landfill in its entirety, rather than incrementally.

Negotiation with the current parties involve the requirement that the new owner accept full environmental liability, that the entire site be conveyed, and that outdoor storage of unsightly materials would be discouraged.

PROJECT JUSTIFICATION:

This land has been recommended for sale as surplus property previously if an environmental assessment is completed and the cost of clean-up is known. The environmental assessment has been done and the potential purchaser of the land specializes in redevelopment of such sites and will bear the cost of the environmental clean-up as part of the development costs. More importantly, the developer will likely take the City off the hook for the environmental liability. The sale of this property will increase the property tax revenue and create employment opportunities.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The sale of this land will address three specific City of Charlotte Corporate objectives. First, the sale and redevelopment of this former landfill will serve to safeguard the environment through the addition of cover for the site above where refuse materials have been deposited. Second, the sale of the land will generate both sale and property tax revenues for the City. Third, the redevelopment of the site enabled by the sale will provide economic opportunity and new jobs.

Finally, the City's Asset Management policy requires real estate that is of no anticipated future use to the City to be offered for sale, and returned to the tax rolls.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

PROJECT IMPACT:

The sale of the former landfill will place approximately 155 acres on the property tax rolls. The proposed use will increase the property tax revenue by a substantial amount depending on the concentration of development. The development of this site will create employment opportunities in an appropriate location and accessible to local residents. **traffic impacts? infrastructure impacts?, impacts upon adjoining properties?**

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

Development of this property in the prescribed manner will extend the County's greenway system.

ESTIMATED PROJECT COMPLETION DATE:

The redevelopment of this property will take over ten years to be fully developed. The sale of the site itself can be completed by the end of calendar year 2007.

JOINT USE TASK FORCE REVIEW COMMENTS:

CMPC STAFF RECOMMENDATION:

CMPC PLANNING COMMITTEE RECOMMENDATION:

Defer: se MR07-07 (re-submittal)

