

**MANDATORY REFERRAL REPORT NO. 08-37**  
**Proposed Land Acquisition to Enable Expansion of Jail North Complex on Spector Drive**

**PROJECT PROPOSAL AND LOCATION:**

This project is the acquisition of 11.9 acres of land to expand the jail facilities at the County-owned Jail North facility located on Spector Drive between Statesville Road/I-77 in the City of Charlotte. The property is comprised of Tax Parcel 03719214, located at 5200 Spector Drive. The current use of the property is for a trucking company terminal. The property is contiguous on its western edge to the existing Jail North facility. County land across Spector Drive from the new property is being redeveloped as a jail facility. This site is zoned I-1.

**PROJECT JUSTIFICATION:**

A recently-conducted consultant's study (the *Mecklenburg County Detention Corrections Master Plan*) identified a critical need for additional jail space in Mecklenburg County, with the need expanding in relation to the growth in County population. The study recommended both an uptown location and expanding facilities at Jail North to respond to this need. The County Commission considered the study recommendations when adopting the current Capital Improvement Program.

Currently, there are 614 beds at the Spector Drive facility, with an additional 748 beds (108 beds in a youthful offender structure and 640 adult beds) under construction at that location on the current jail property. The proposed site acquisition will enable an additional 1,400 to 1,800 beds to be added to the Spector Drive facility. Compare this to the 1,904 beds in Jail Central downtown, and 150 beds in work release.

The existing facilities at Jail North are located on slightly over 39 acres. The subject property will bring that total to +/-51 acres. This property is to be acquired for future expansion of jail facilities as recommended in the recent study. This property is on the market, so it was deemed prudent to acquire it for future use.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

It is the responsibility of Mecklenburg County to provide adequate jail space for the safety and protection of its citizens.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The 1996 *Northeast District Plan* recommends industrial land uses for this and surrounding parcels. Similar to other institutional uses, the City's land uses plans typically do not make recommendations for locations for correctional facilities. However, these types of land uses can be considered compatible with industrial uses.

**PROJECT IMPACT:**

The expansion of the existing facility is more operationally sound than establishing another facility at a new location. With the addition of this property to the current jail complex, all the property adjoining Spector Drive (except one with frontage on Statesville Road) will be part of the jail complex. This confines the facility to a single dead-end street and introduces relatively little impact to the surrounding business in this industrial area. Comparatively, the cost for a new jail facility at this location is much less than expansion at the uptown Jail Central site.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

No relationships/impacts to other projects are anticipated with this expansion site in that vehicular access is confined to Spector Drive. No joint use opportunities are envisioned.

**ESTIMATED PROJECT COMPLETION DATE:**

Land acquisition is to be funded by 1999 land bonds. Certificates of Participation (COPS) will be used for the construction of the facility. Completion date is not available at this point.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

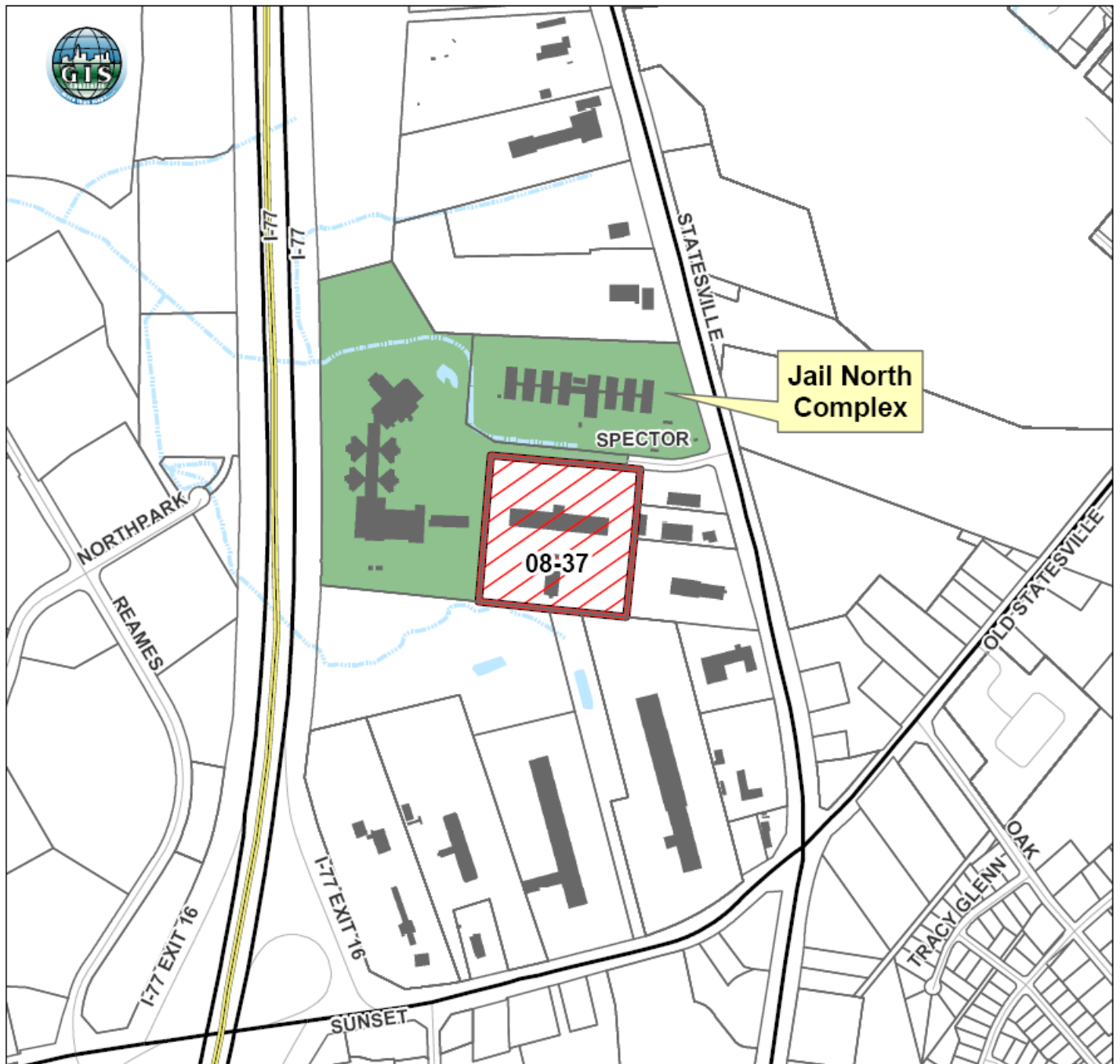
The Joint Use Task Force reviewed the matter at their September 3, 2008 meeting and no joint use comments were offered.

**PLANNING STAFF RECOMMENDATION:**

Planning staff recommends acquisition of the property to allow for expansion of the existing correctional facility. Staff also recommends that the site be adequately screened and landscaped, especially along the parcel line that abuts parcels that are not currently part of the correctional facility.

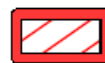
**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their September 16, 2008 meeting the Planning Committee recommended approval by a 6-0 vote.



## Mandatory Referral 08-37

*County Real Estate*



Mandatory Referral



County Property