

**MANDATORY REFERRAL REPORT NO. 15-45**  
**Proposed Acquisition by Mecklenburg County of Property on Wilkinson Blvd.**  
**to Serve as Future Site of Medic Facility**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County proposes to purchase a former warehouse facility and its associated parcel to support the work underway to relocate Medic. Medic, the Mecklenburg County Emergency Medical Services Agency, is currently housed in a leased space at 4525 Statesville Road. The parcel proposed for acquisition is located on Wilkinson Blvd. in west Charlotte. Tax Parcel 11509105 consists of 5.6 acres located at 4423 Wilkinson Boulevard, and contains improvements consisting of 139,341 square feet of usable space. This parcel will be combined with Tax Parcels 11509101, 11509102, and 11509104 (4301-4403 Wilkinson Blvd. – presented in March 2015 as Mandatory Referral MR15-06) to serve as the long-term home for Medic operations.

Subsequent to the decision to acquire 4301-4403 Wilkinson Blvd. in spring 2015, and as schematic designs were being developed for the property, it was determined that the property initially acquired would be insufficient to meet the long-term (i.e. 50+ year) needs of the agency. During that time, 4423 Wilkinson (that the recently-acquired property abuts) became available, and it was determined that the addition of 4423 would address the site size shortcomings experienced by 4301-4403. In addition, addition of the subject parcel will allow the Post Construction Controls ordinance requirements to be more effectively addressed with on-site detention.

The zoning of this parcel (as well as the other three previously-acquired parcels) is I-2 (Industrial) according to the City of Charlotte Zoning Ordinance. The intended use of the property should not require a re-zoning.

**PROJECT JUSTIFICATION:**

Mecklenburg County's approved Capital Investment Plan included the relocation of Medic from leased space on Statesville Road. The intent of this relocation is to create operating efficiencies and eliminate a lease expenditure while providing a facility that would support Medic's service to the community for the next 50 years. With the development of the County's new Comprehensive Facilities Master Plan and pending expiration of the current leases on Statesville Road, it was determined that the relocation of Medic could be accelerated. One of these leases has since expired. The original plan for relocation of Medic identified vacant property as the site for a newly constructed facility, but given the widespread availability of existing "large box" structures, the focus shifted to acquiring and renovating instead. As Medic has strategic size and location needs, assets were considered through those lenses. Other existing alternatives included warehouse facilities on Rotary Drive and the former Hercules missile plant on Statesville Avenue, each of which presented challenges related to upfit; other new construction options included the parcels adjacent to the former Charlotte School of Law.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The proposed transaction is consistent with Mecklenburg County Capital Investment Plan and Mecklenburg County Comprehensive Government Facility Master Plan.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Southwest District Plan (1991)* calls for a land use pattern that will strengthen Wilkinson Boulevard as an employment corridor. Both light industrial and office uses are appropriate for the property in question. The proposed use will function as an office use and therefore, is consistent with adopted land use policy.

**PROJECT IMPACT:**

The current target parcel is home to a cold storage facility which was originally developed by the Sara Lee Corporation, which evolved into PYA/Monarch. One tenant is currently operating in the facility, on a month-to-month basis. Cold storage facilities of this vintage do not trade well; other facilities in and around the nearby Chemway Business Park are under- or not utilized. This area of Wilkinson Boulevard has not yet benefitted from activity around Charlotte/Douglas Airport nor redevelopment in FreeMoreWest. Absorption of unutilized assets and the creation of an employment center may have positive impacts on surrounding real estate uses. Ambulances are forward-deployed (i.e., they circulate and station remotely like police cars and are not stationed at the site like fire trucks), thereby minimizing impacts on surrounding businesses due to call response. Shift changes will see traffic as ambulances arrive and depart, with personally owned vehicles conveying EMTs and office staff to and from the site.

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

The renovation of these buildings and the modification of the grounds will significantly improve the streetscape along this portion of Wilkinson Boulevard. It is anticipated that bringing this facility on-line could allow Medic to close Post 64, which is currently on the grounds of the CMPD Freedom Division diagonally across Wilkinson Boulevard. This will be a secure facility; however, joint use opportunities may arise through scheduled use of facility amenities.

**ESTIMATED PROJECT COMPLETION DATE:**

The project is funded from the currently adopted Mecklenburg County CIP; work will begin after closing and is anticipated to last six months.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

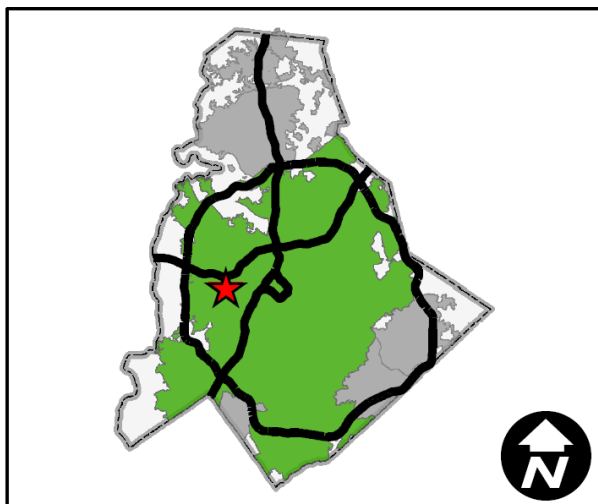
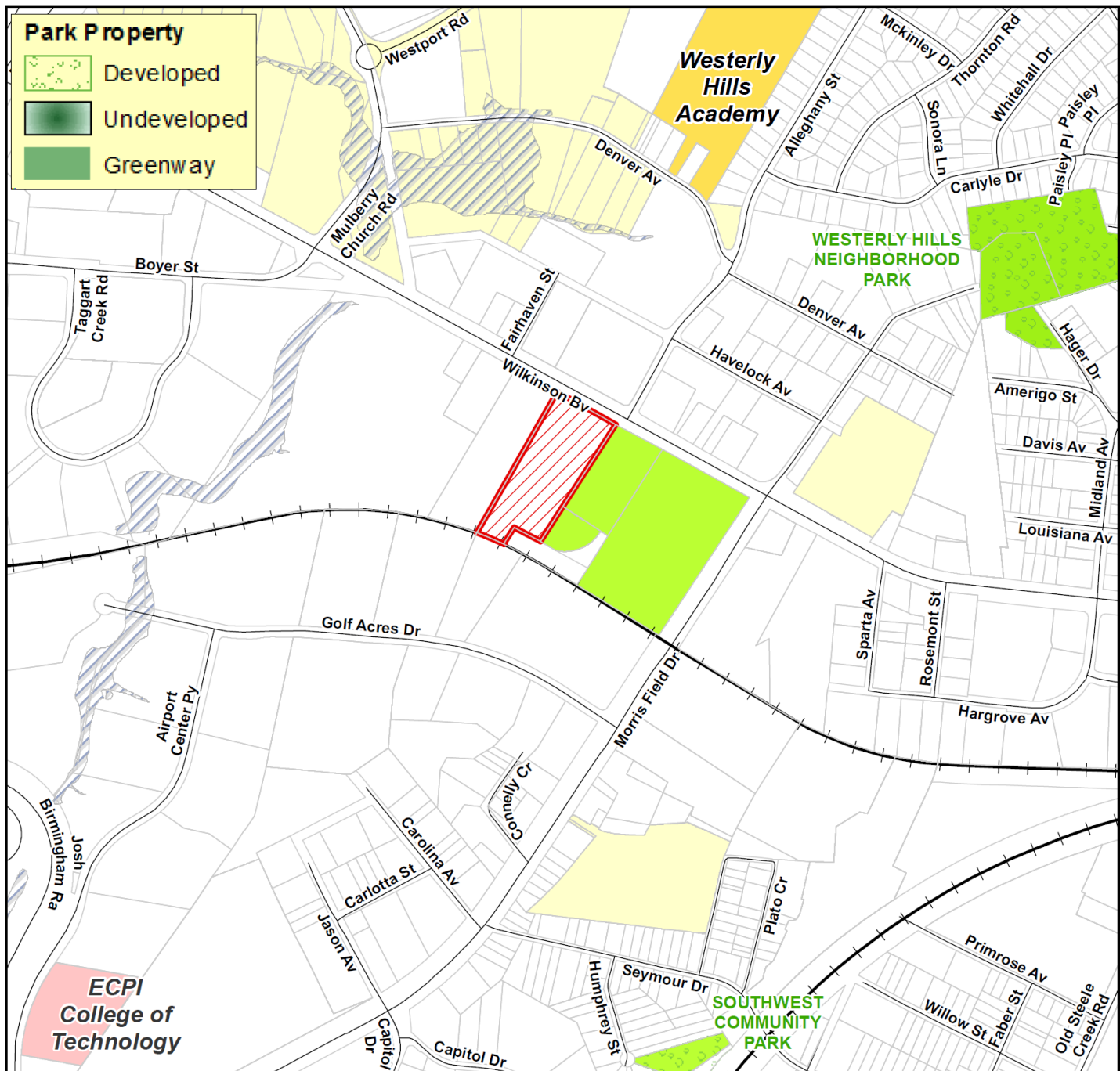
The Joint Use Task Force discussed this matter at their September 2, 2015 meeting and no comments were received.

**PLANNING STAFF RECOMMENDATION:**

The proposed land use is consistent with the *Southwest District Plan (1991)*; therefore, staff recommends approval of the proposed transaction.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their September 15, 2015 meeting the Planning Committee recommended approval by a 5-0 vote.



# Mandatory Referral 15-45

Initiated & Submitted by:  
Mecklenburg County Manager's Office

- Mandatory Referral
- Schools
- Colleges
- City Property
- County Property
- FEMA 100 Year Floodplain

