

Initiated by: Chuck Bliss, Charlotte Water

Submitted by: Amanda Byrum, Engineering & Property Management

Planning staff resource: Bryman Suttle

MANDATORY REFERRAL-REPORT NO. 17-23
Proposed Sale of Three City-Owned Properties in the Town of Mint Hill

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte's Charlotte Water Department proposes to sell or dispose of three parcels, all within the Town of Mint Hill. See below:

	PARCEL ID	ADDRESS	ZONING	CURRENT USE	LOT SIZE (AC.)
1	197-163-23	8310 Quarters Lane	R	Well lot, not in use	.709
2	197-172-51	8212 White Ash Court	R	Well lot, not in use	.732
3	197-172-52	8398 Silver Maple Lane	R	Well lot, not in use	.715

These three properties are located in established single family residential communities and are land-locked.

PROJECT JUSTIFICATION:

These parcels were former well sites acquired through a private water system purchase. Charlotte Water staff has determined that there is not a need to retain these parcels for Charlotte Water purposes. The City's Real Estate Division is tasked with selling or otherwise disposing of any surplus property not needed for current or future programmed use.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The sale or disposition of parcels not needed for operations of the City's core services is consistent with the City Council adopted Asset Management Guidelines.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Mint Hill Comprehensive Land Use Plan* (2010) identifies this location as appropriate for single family residential, although the approved development plan identifies the intended use of these parcels for private utilities.

PROJECT IMPACT:

No impacts are anticipated associated with the proposed transactions.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known relationships to other projects.

ESTIMATED PROJECT COMPLETION DATE:

Charlotte Water will complete capping and abandonment of the wells and removal of any improvements on these sites prior to conveyance. These parcels will be marketed and sold. The properties will be advertised for sale or upset bid, based on appraised value, and market interest will dictate the completion of the sale.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their June 7, 2017 meeting and no comments were offered.

Agencies represented at the June 7, 2017 meeting: Charlotte Housing & Neighborhood Services, Charlotte-Mecklenburg Library, County Park & Recreation, City Real Estate, City Engineering & Property Management, County Manager's office, Town of Matthews, Central Piedmont Community College, County Asset Management, County Finance, City Forester, County Public Health, Charlotte-Mecklenburg Police, and Mecklenburg ABC Board.

MINT HILL PLANNING STAFF REVIEW:

Planning staff has reviewed the proposed sale and has determined the following:

Conclusions:

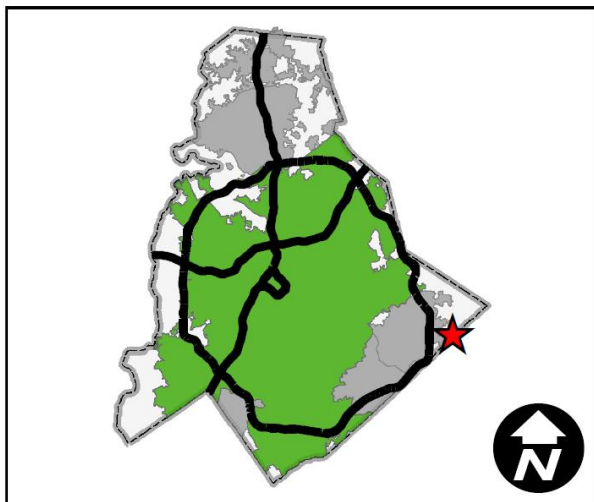
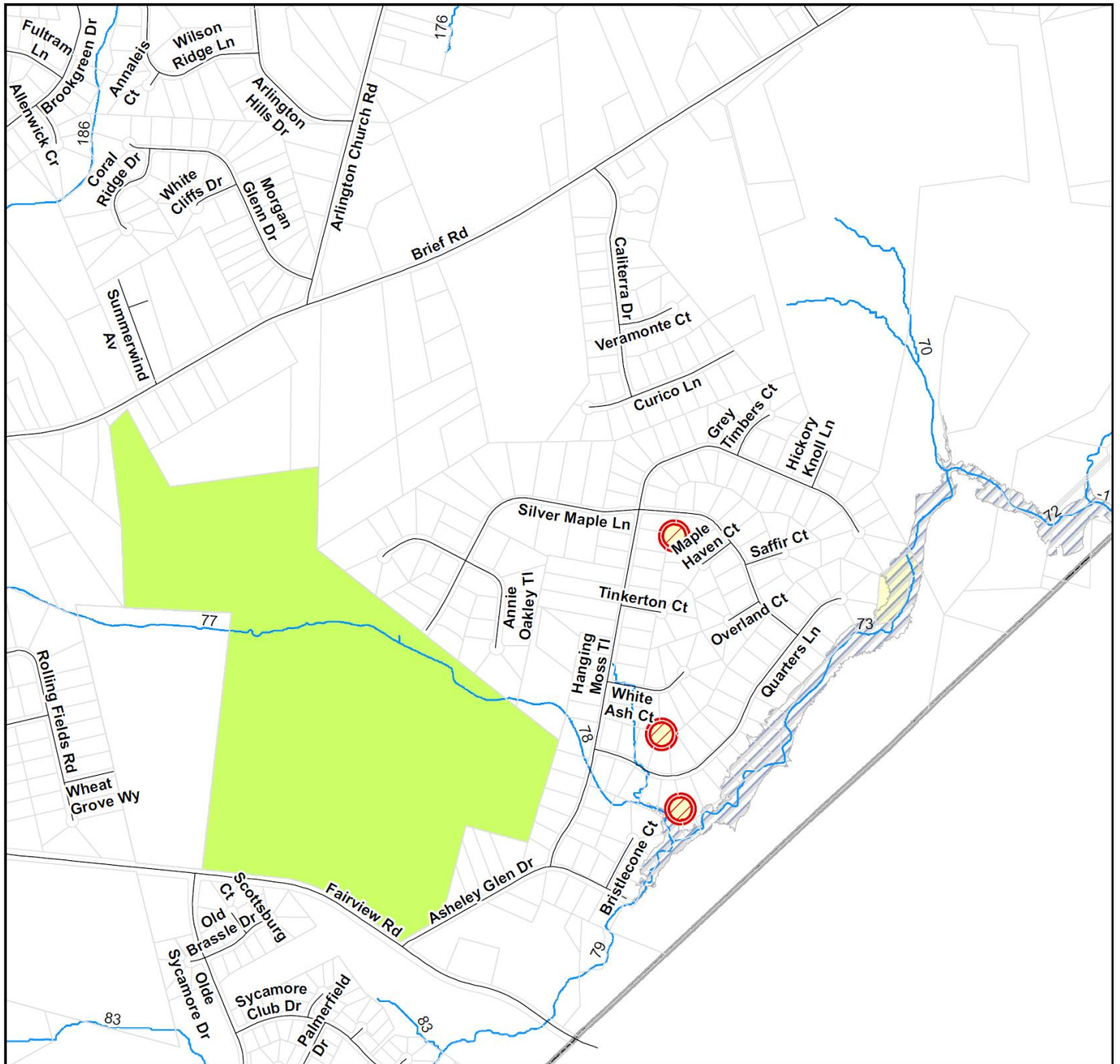
- The subject parcels lack road frontage and are too small to be buildable.
- The subdivision is currently built out, but the subject parcels would be appropriate for single family residential development provided they are able to meet the minimum development ordinance requirements.

Adopted Goals and Policies:

- The *Mint Hill Generalized Land Use Plan* (2000) identifies this location as appropriate for single family residential.
- The subject parcels are part of an approved development plan and originally intended to be used for private utilities and to generally remain as vacant, natural areas.
- The parcels do not currently meet minimum ordinance requirements for development unless combined with an abutting parcel having the minimum required road frontage. However, all abutting parcels are currently developed.

CMPC PLANNING COMMITTEE REVIEW:





At their June 20, 2017 meeting the Planning Committee voted 6-0 that they had no additional comments.



Mandatory Referral 17-23

Initiated by: Charlotte Water

Submitted by: Engineering & Property Management

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

Produced by the Charlotte-Mecklenburg Planning Department

