

**Initiated by:** Bill Bibby, Charlotte Engineering & Property Management  
**Submitted by:** Amanda Byrum, Charlotte Engineering & Property Management  
**Reviewed by:** Alberto Gonzalez, Charlotte Planning, Design & Development

## **MANDATORY REFERRAL | REPORT NO. 2018-19**

### **Charlotte Engineering & Property Management (E&PM) Proposed Acquisition of Oaklawn Mausoleum Property for City Cemetery Operations**

#### **PROJECT PROPOSAL AND LOCATION:**

The City of Charlotte's Engineering & Property Management Department (E&PM) proposes to accept donation of one parcel, improved with a mausoleum, of approximately 1.8 acres (075-083-47). The property is zoned R-5 per the Charlotte Zoning Ordinance and is located at 1612 Oaklawn Avenue, adjacent to the City's Oaklawn Cemetery, as shown on the location map below.

#### **PROJECT JUSTIFICATION:**

The acquisition of this property will expand the City's cemetery and provide City maintenance and operation services to the care of the mausoleum.

#### **CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The acquisition of this property is consistent with operation of cemeteries by the City as public facilities and preservation of the mausoleum structure's historic value.

The City will utilize *Cemetery Master Plan* funds in order to complete any due diligence associated with the acquisition and for any legal expenses.

#### **CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The [Central District Plan \(adopted 1993\)](#) recommends park/open space land uses for the mausoleum and cemetery.

#### **PROJECT IMPACT:**

The mausoleum was built in 1928 and while it has not been designated a local historic landmark, the Charlotte-Mecklenburg Historic Landmarks Commission has it listed as potentially eligible to be designated an historic landmark.

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

The Oaklawn Park Neighborhood Association is considering applying for a local historic district zoning overlay for the residential areas surrounding the Oaklawn Cemetery and Mausoleum. Additionally, the City is currently planning for needed renovations for deteriorating and inadequate roadway and drainage infrastructure at Oaklawn Cemetery and this addition would be included in its review.

#### **ESTIMATED PROJECT COMPLETION DATE:**

Staff are working with the mausoleum association representative, who has agreed to a donation, and plan to move forward with a contract and additional due diligence following Joint Use Task Force and Planning Committee review. Acquisition of the parcel is anticipated within three to six months of this review.

#### **JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed this proposal at their September 5<sup>th</sup>, 2018 meeting and no comments were offered.

#### **Agencies Represented:**

Centralina Council of Governments (CCOG); Charlotte Department of Transportation (CDOT); Charlotte Economic Development (ED); Charlotte Engineering & Property Management (E&PM) - Engineering, Real Estate & StormWater Services; Charlotte Housing Authority (CHA); Charlotte Water (CLTW); Charlotte Mecklenburg Libraries (CML); Charlotte Planning, Design & Development (PDD); County Finance; County Health Department; County Asset & Facility Management; County Park & Recreation (P&R); County Storm Water Services; Central Piedmont Community College (CPCC); North Carolina ABC Board, Matthews Planning Department; Pineville Planning Department.

#### **PLANNING STAFF REVIEW:**

Planning staff has reviewed the proposed transaction and below are the key findings:

#### **Conclusions:**

- The proposed use is consistent with the park/open space land use recommendation for this parcel as per the [Central District Plan \(adopted 1993\)](#).
- Preserving the historic property would support the Oaklawn Park community's effort in becoming a local historic district.

#### **Adopted Goals and Policies:**

- The [Central District Plan \(adopted 1993\)](#) recommends park/open space land use for the mausoleum property as well as the cemetery site.

**CMPC PLANNING COMMITTEE REVIEW:**

At their September 18, 2018, meeting, the Planning Committee recommended...

