

**MANDATORY REFERRAL REPORT NO. 97-04**  
**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
**LEASE OF PROPERTY BY MECKLENBURG COUNTY ABC BOARD**  
**FEBRUARY, 1997**

**PROJECT LOCATION:**

This property is located at 100 Billingsley Road, in the Grier Heights community. This small site (24ft. x 45ft) is located at the Chemical Dependency Center.

**PROJECT PROPOSAL:**

The ABC Board of Mecklenburg County is considering a ground lease agreement with Bell Atlantic Nynex Mobile. Bell Atlantic proposes to place a 12 ft. x 28 ft. shelter on this property and locating an antenna on an existing Nex-Tel tower on the same site.

**PROJECT JUSTIFICATION:**

The proposed lease agreement will provide funds to the Chemical Dependency Center, a non-profit community substance abuse center.

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

This site is adjacent to an existing shelter and a Nex-Tel tower. No additional tower will be constructed. Bell Atlantic will co-locate on the existing Nex-Tel tower. Nex-Tel and the Chemical Dependency Board have approved Bell Atlantic's request.

This project is a part of the Mecklenburg County ABC Board's 1996/97 budget considerations for the Chemical Dependency Center.

The Grier Heights Special Project and Neighborhood Action Plans recommend that no additional non-residential encroachment occur within the neighborhood. This request will not permit non-residential encroachment into the residential portion of the neighborhood.

**PROJECT IMPACT:**

Staff is not aware of any adverse impacts associated with this request.

**PROJECT COST:**

The lease of this site will generate \$8,400 a year in rental income for the Chemical Dependency Center. Attorney's fees associated with this project are \$500.

**STAFF RECOMMENDATION:**

Staff supports this request.

**PLANNING COMMITTEE RECOMMENDATION:**

Planning Committee supports the lease of this property to Bell Atlantic Nynex Mobile.

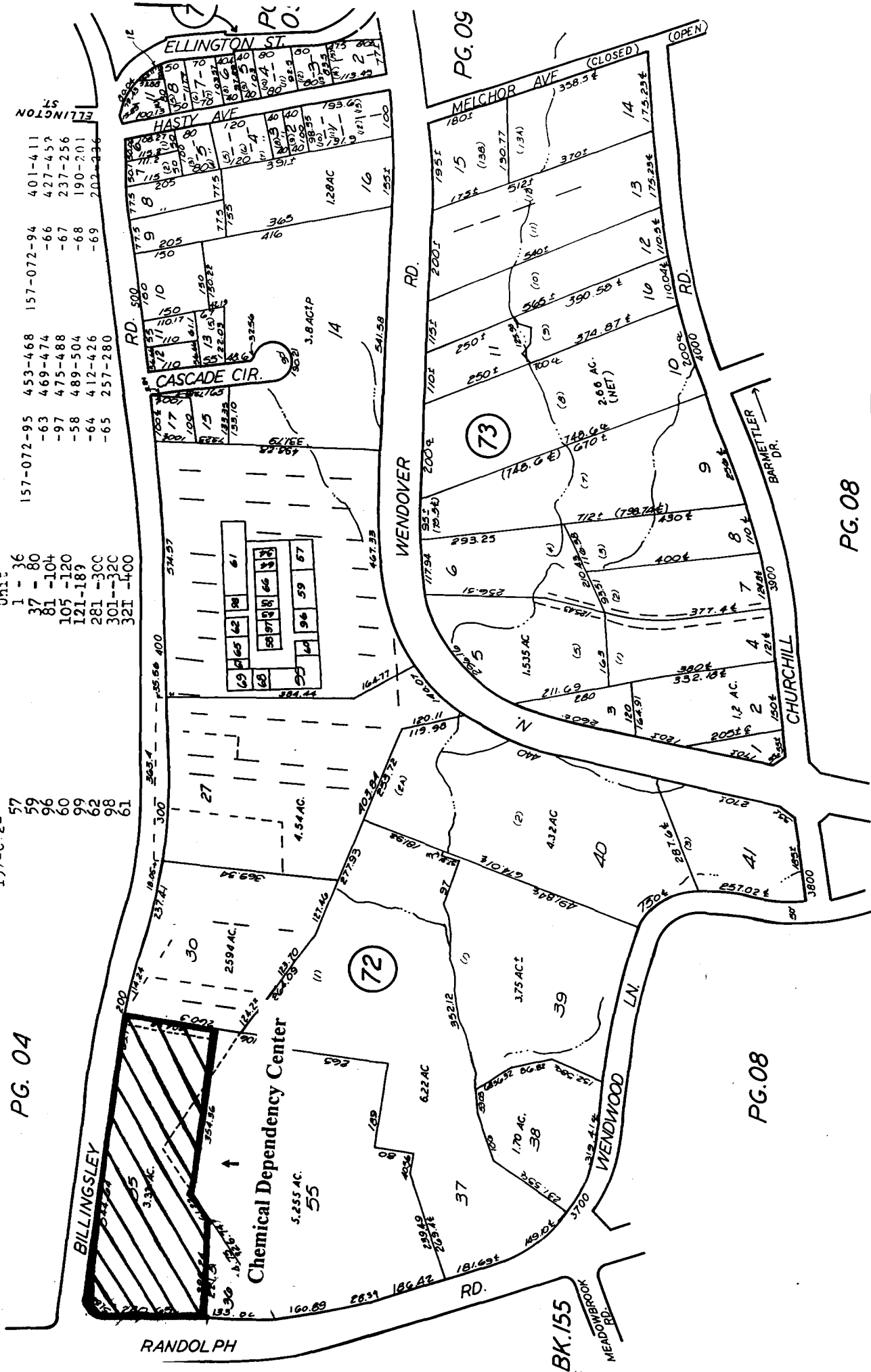
157-072-95	453-468	157-072-94	401-411
-97	469-474	-66	427-452
-93	475-488	-67	237-256
-58	489-504	-68	190-201
-64	412-426	-69	202-236
-65	257-280		

PG. 04

157-C72-57  
59  
96  
60  
99  
62  
98  
61

Unit	
1 - 36	
7 - 80	
1 - 104	
5 - 120	
1 - 189	
1 - 300	
1 - 320	
1 - 400	

157-072-95	453-468	157-072-94	401-411
-97	469-474	-66	427-452
-93	475-488	-67	237-256
-58	489-504	-68	190-201
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TAX LINE MAP	BOOK 157	PAGE 07
MECKLENBURG COUNTY, NORTH CAROLINA		
REVISED 5-9-94	SCALE 1"=200'	

**FOR TAX PURPOSES ONLY**

**BELL ATLANTIC SITE AT CHURCH OF GOD ON SARDIS ROAD**

**Photo 1**

**(Submitted to be used as an example only)**

**Bell South PCS Antenna →**

**Bell Atlantic Cellular Antenna →**



# EXISTING NEX-TEL SITE AT CHEMICAL DEPENDENCY CENTER

Photo 2

Nex-Tel Antenna →

Proposed Bell Atlantic Antenna →

Bell Atlantic will co-locate antenna on this tower. The antenna will be like the Bell Atlantic antenna on Photo 1. This antenna will be located below the Nex-Tel antenna.

