

MANDATORY REFERRAL REPORT NO. 97-25
CHARLOTTE MECKLENBURG PLANNING COMMISSION
SALE OR TRADE
OF CITY-OWNED PROPERTY

PROJECT LOCATION

The City of Charlotte proposes to sell or trade 12.8 acres of land (See Attached Map) adjoining North Mecklenburg High School on Old Statesville Road to the Charlotte-Mecklenburg School Board.

PROJECT PROPOSAL

The Charlotte-Mecklenburg School Board is interested in purchasing 12.891 acres (Tax Parcel Number 017-051-15) or trading surplus School Board property for this City-owned property. Approximately 10.5 acres of vacant land is part of a water tower site adjoining North Mecklenburg High School. Approximately 2.3 acres will be retained for a water tower site and access. The water tower will be dismantled in 3-5 years and at that time the School Board would also like to purchase or trade for the remaining 2.3 acres.

PROJECT JUSTIFICATION

The City of Charlotte owns real estate throughout Mecklenburg County and is dedicated to improving the management of these assets and reducing the financial burden on the operating budget. Staff's objective is to gain as much benefit/revenue as possible from City-owned real estate. Any asset not needed to achieve public purposes is to be sold to the private sector.

Charlotte-Mecklenburg School Board is interested in purchasing or trading surplus property for this 10.5 acres of City-owned property in order to expand North Mecklenburg High School property. In July of 1996, a departmental polling was conducted and there was no interest expressed by any other department.

RELATIONSHIP TO OTHER PUBLIC AND PRIVATE PROJECTS

The property is presently zoned R-4 which is an appropriate zoning classification for high schools. Use of the property for school purposes is also consistent with the recommendations of the North District Plan. The property adjoins the North Mecklenburg High School campus.

PROJECT IMPACT

Expected benefits would be to expand North Mecklenburg High School property which is presently undersized and reduce the impact on the City's operating budget.

PROJECT COST

The cost of the project would be an in-house appraisal and staff time.

STAFF RECOMMENDATION

Staff recommends purchase or trade of the property to expand North Mecklenburg High School property and reduce the impact on the City's operating budget by selling or trading property that is not needed for City purposes.

PLANNING COMMITTEE RECOMMENDATION

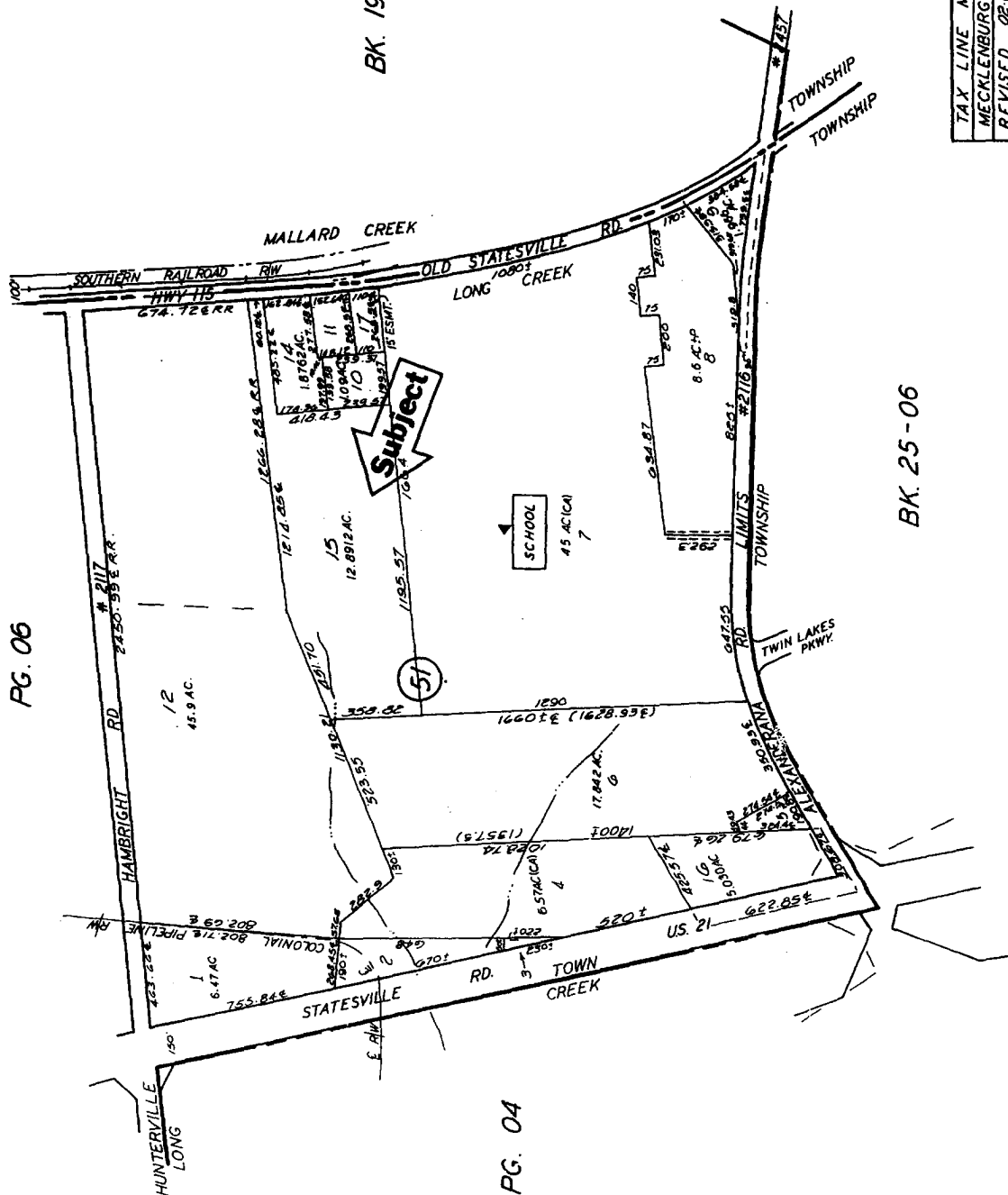
The staff recommendation was approved by the Planning Committee at their June 17 meeting.

PG. 06

BK. 19-13

PG. 04

BK. 25-06



TAX LINE MAP BOOK 17 PAGE 05
MECKLEBURG COUNTY, NORTH CAROLINA
REVISED 02-09-95 1/4" = 400'

FOR TAX PURPOSES ONLY 292