

MANDATORY REFERRAL REPORT NO. 01-50
MECKLENBURG COUNTY REAL ESTATE SERVICES DEPARTMENT
PROPOSAL TO ACQUIRE LAND FOR A PARK ADJOINING HICKORY GROVE SCHOOL

PROJECT LOCATION: The subject property is tax parcel 108-013-23 (approximately 11.13 acres) adjoining Hickory Grove Elementary School on Pence Road.

PROJECT PROPOSAL: It is proposed to purchase this parcel of land in order to expand the school site and thus make it large enough to accommodate a neighborhood park to serve the surrounding area. The expanded site could also provide space for other potential public joint-use projects.

PROJECT JUSTIFICATION: This school site expansion to add a neighborhood park would strengthen the school's presence in this community and support the concept of joint use by providing the community with access to school facilities. The school campus is also somewhat undersized at 12.4 acres (school guidelines suggest 18 acres); therefore any expansion of the school facility in the future may be accommodated on this additional land.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS: This site adjoins the Hickory Grove Elementary School site and could be utilized by the school for any future expansion needs. Charlotte Mecklenburg Libraries looked at this site for a possible new library site. It was decided however, that this site was not suitable for a library because of the difficult topography of the site and the location of the site being in a low visibility residential area.

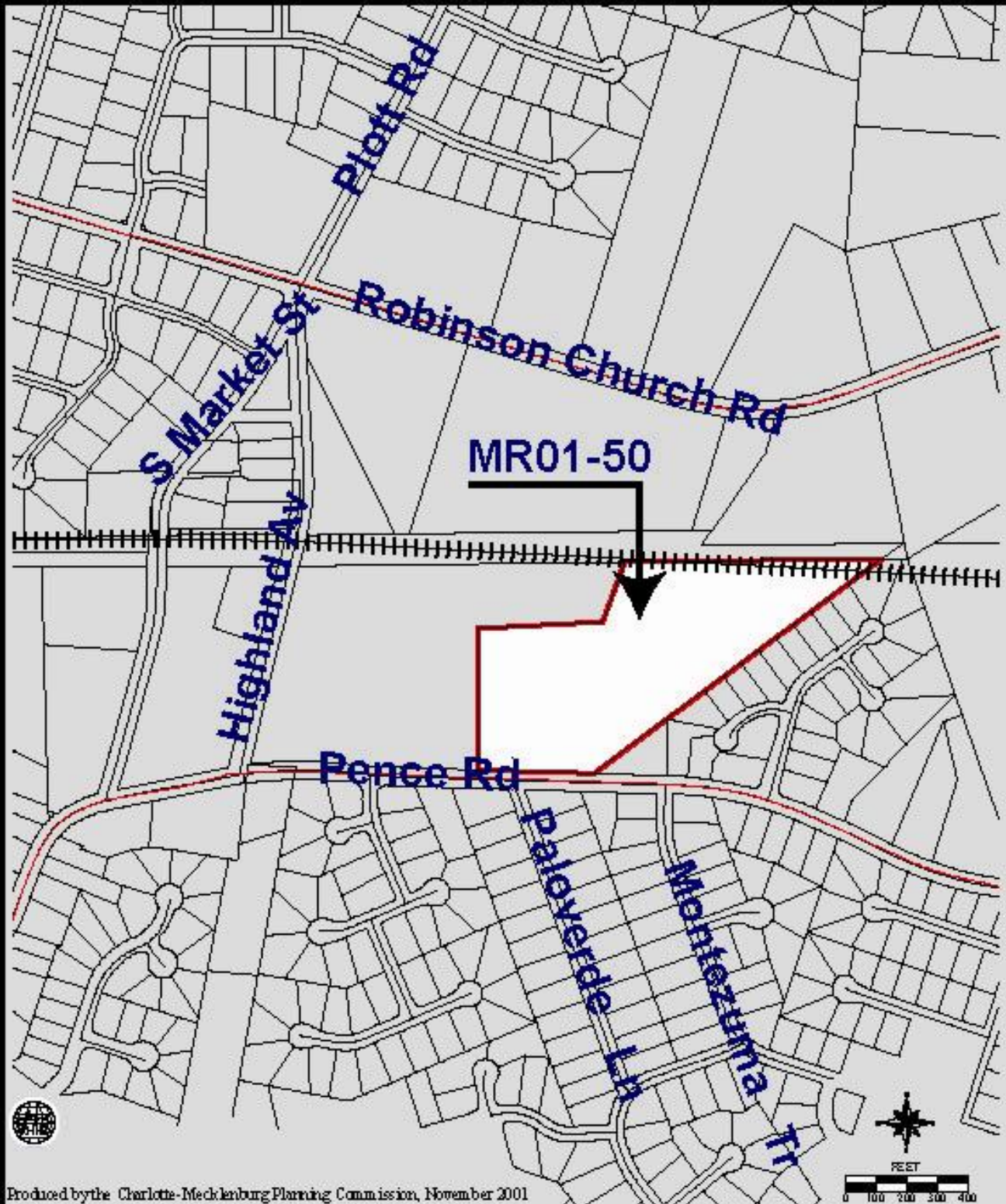
PROJECT IMPACT: The acquisition of this property will allow for a neighborhood park to be built in this area and encourage the joint use of the school and park facilities by the community and the school, although funding for any capital improvements to the park or school are not available at this stage. The land will therefore be banked for future development. The East District Plan recommends single family residential at this location and the Eastside Strategy plan recommends no changes. A park and/or the expansion of the elementary school would be considered an appropriate land use at this location.

PROJECT COST: A market appraisal will establish the value for negotiations.

STAFF RECOMMENDATION: This matter was discussed at the November 7, 2001 Joint Use Task Force meeting. The library issue and school/park future opportunities both described above were discussed, but no other joint use opportunities were identified. Staff recommends approval of the purchase of this tract of land.

PLANNING COMMITTEE RECOMMENDATION: Approved, 6-0.

Mandatory Referral: MR01-50



Produced by the Charlotte-Mecklenburg Planning Commission, November 2001

MANDATORY REFERRAL:

HICKORY GROVE ELEMENTARY SCHOOL SITE EXPANSION

MR01-50

CAPITAL PROJECT PROPOSAL FORM

Instructions:

This form is provided to capital project initiating agencies and departments for reporting proposed projects to the Charlotte-Mecklenburg Planning Commission in accordance with the requirements of North Carolina House Bill 855.

Proposed capital projects are to be submitted to the Planning Commission using this form at least 30 days prior to presentation to the governmental unit having approval authority.

Constructive review of a project proposal requires a full description of the project and its objectives. Please provide all of the requested information as well as pertinent graphic information. You will be advised when the project is scheduled for Planning Commission consideration so that your department representatives may be present to respond to questions.

I. Initiating Department: Mecklenburg Real Estate Services Department

Date: October 25, 2001

Submitted By: Mark Hahn, Director

Department Representative: Nancy M. Brunnemer, Real Estate Planner

II. Project Name: Hickory Grove Elementary School Site Expansion on Pence Road

III. Location and Description of Project: The subject property is Tax Parcel 108-013-23, approximately 11.13 acres adjoining Hickory Grove Elementary School on Pence Road.

IV. Project Justification/Need: This property adjoins the school site along its eastern edge and is also bounded by the Norfolk Southern Rail Line right of way, Pence Grove (single family residential) and Pence Road. This land would expand the school site to accommodate a neighborhood park to serve the surrounding area. The expanded site could also provide space for other potential public needs such as a branch library.

V. Project Status (check all that apply):

Nothing done but this report	X	<i>Land not yet acquired</i>	X
Preliminary plans completed		Land acquisition underway	
Detailed plans completed		Land acquired	
No land acquisition involved		Project under contract	

VI. Proposed Development Schedule:

<i>Task</i>	<i>Begin</i>	<i>Completed</i>
Planning		
Land	TBD	
Construction		

(Identify any known external factors that are critical to the timing of this project. For example, the opening of a major shopping center or construction of a new school.) N/A

VII. Relation of this proposal to other public projects: (Is this project part of a series of interrelated capital projects? Is the project affected by or does it affect other public projects in this area?) This school site expansion to add a neighborhood park would strengthen the school 's presence in this community and supports the joint use concept of utilizing school facilities on a day/week/year round basis for other public needs. The school campus is somewhat under-sized at 12.4 acres; an expansion of the school facility, should it become necessary, would also be eased with the addition of this property.

Project Cost Estimate: (Indicate the estimated total project cost and describe how this estimation has been made.) A market appraisal will establish the value for negotiations.

VIII. Assistance Funds: (If state or federal assistance funds are proposed, indicate the specific assistance program and the status of any application for project funding assistance.)

N/A

This topographic map depicts a neighborhood park area. A green line traces a path or boundary through the landscape, starting from the bottom left and moving towards the top right. The map features numerous elevation contours labeled with values such as 730, 740, 750, 760, 770, 780, 790, and 800. Key roads shown include 'PENCE RD' and 'ROBERT CROFT RD'. A 'PENCE CEMETERY' is located in the lower-left quadrant. The map also shows various property boundaries, some marked with orange numbers, and a 'NEIGHBORHOOD PARK' label at the top. A red line runs horizontally across the middle of the map, and a vertical line runs through the center. The overall terrain appears to be a mix of open land and developed areas with buildings and roads.