

**MANDATORY REFERRAL REPORT NO. 08-08**  
**Proposed Acquisition of an Elementary School Site on Sharon Amity Road**

**PROJECT PROPOSAL AND LOCATION:**

Charlotte-Mecklenburg Schools proposes to purchase 47 acres located on the northeast corner of the intersection of Sharon Amity Road and Shamrock Drive in the City of Charlotte. The proposed elementary school site consists of three vacant contiguous parcels (tax number 099-261-05, 099-253-14 and 099-255-15) that are zoned R-3 Residential. The property owner has expressed interest in selling this entire property (all parcels) as opposed to selling only a portion. Therefore, more land is proposed to be acquired than the 18 acres that are generally necessary for an elementary school.

Surrounding land uses include, the historic Alexander homestead property to the South, a neighborhood shopping center and multifamily development to the North, and single family neighborhoods to the East and West of the subject property. The subject property also has several CATS bus stops nearby.

According to the Charlotte-Mecklenburg Historic Landmarks Commission, the entire site (including the adjoining historic homestead property) received local landmark designation due to the historic significance of the homestead structure. Following the recent subdivision from the larger property of the homestead and its subsequent sale for redevelopment as a conference center, the homestead retains the landmark designation, but the subject property does not.

**PROJECT JUSTIFICATION:**

Charlotte-Mecklenburg Schools *Long Range School Facilities Master Plan* (2005 interim report) identifies the need to build a new elementary school in this approximate location by the year 2010-2011 to address the population growth that has occurred in the eastern portion of Charlotte.

The proposed elementary school site currently lies within the Hickory Grove Elementary School attendance boundary and will relieve overcrowding at Hickory Grove and Windsor Park elementary schools. Hickory Grove Elementary is approximately 1.25 mile to the east of this site. Windsor Park Elementary is approximately 1 mile to the west.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The City of Charlotte Zoning Ordinance allows for elementary schools within residential zoning districts (R-3). Elementary schools are permitted under Prescribed Conditions.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *East District Plan*, adopted in 1990, notes that single-family residential land uses are appropriate for the subject property. Schools are considered to be compatible with residential land uses and are encouraged to integrate with existing and proposed neighborhoods.

**PROJECT IMPACT:**

The property is strategically located to address longer term elementary school enrollment growth in this region of Charlotte.

Sharon Amity Road is the main thoroughfare through the area. Increased traffic around the school campus is expected for two 30-minute periods in the morning and afternoon. Charlotte Mecklenburg Schools works closely with NCDOT and the site designers to minimize this impact.

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

There are no known public or private projects that will be impacted by this project.

**ESTIMATED PROJECT COMPLETION**

Acquisition of the land is proposed to be funded by 2007 Bonds. The funding for the site is to be approved by the Board of Education and the Board of County Commissioners. School design and construction will be funded by a future bond referendum.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

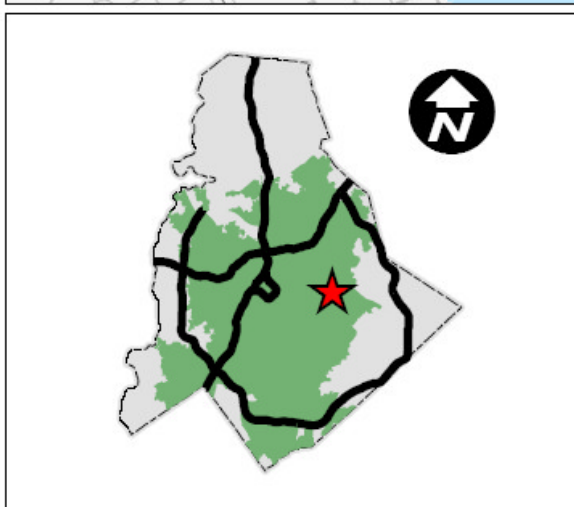
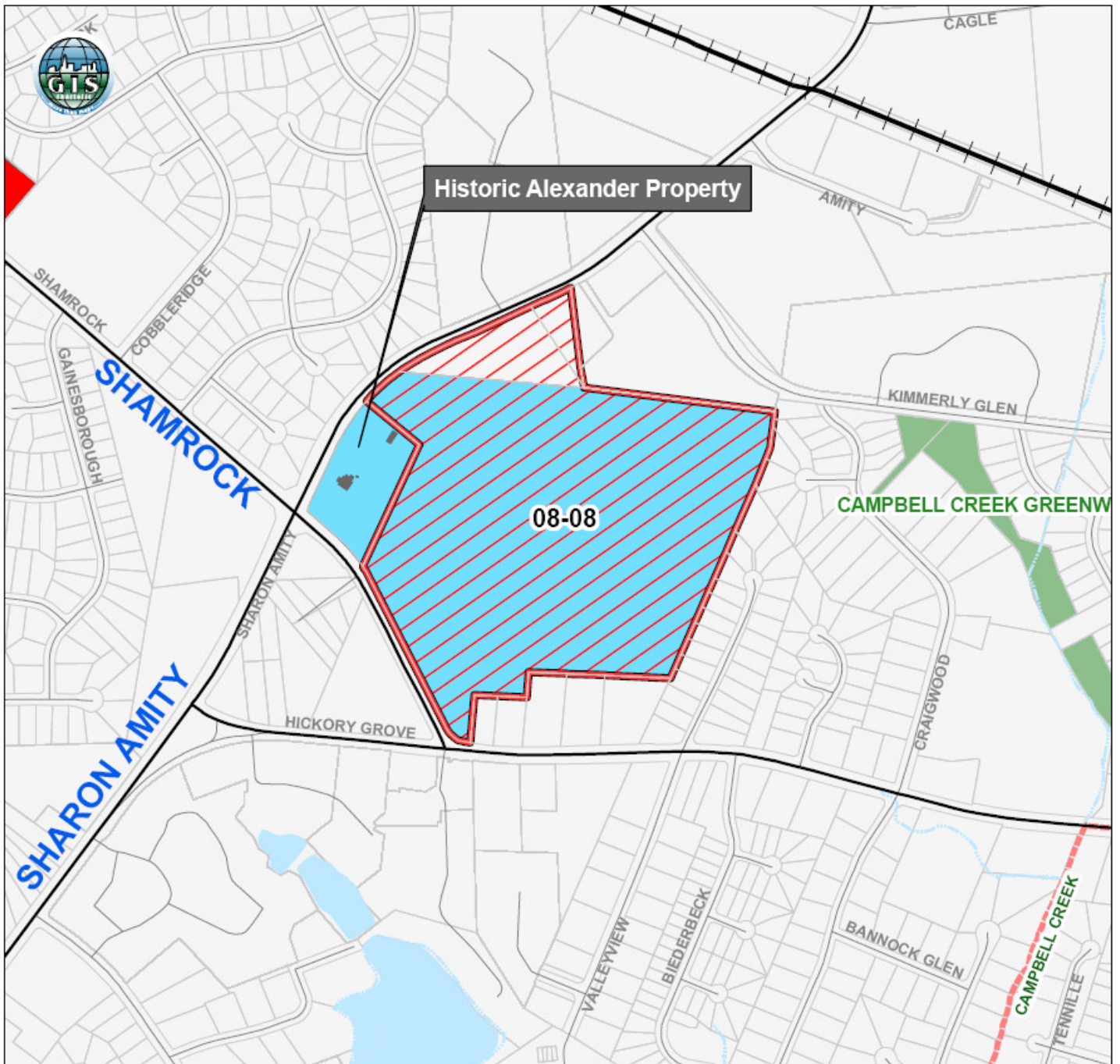
At its February 6, 2008 meeting the Joint Use Task Force discussed this matter and it was suggested that Park & Recreation might consider a portion of this site for parkland in replacement for the parkland lost when the replacement Hickory grove elementary school nearby was built in part on parkland.

**PLANNING STAFF RECOMMENDATION:**

Staff supports the proposed transaction to acquire land to construct an elementary school. Staff also recommends that CMS receive confirmation from the appropriate historic authorities that the historic designation previously associated with the land has in fact been removed and that the property may be developed as intended.


**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their February 19, 2008 meeting the Planning Committee recommended approval by a 6-0 vote.



## Mandatory Referral 08-08

*CMS Real Estate Department*

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|  Mandatory Referral      |  Owned Greenway        |
|  Local Historic Property |  Proposed Greenway     |
|  Developed Greenway      |  Greenway Construction |