

MANDATORY REFERRAL REPORT NO. 08-46
Proposed Exchange of Matthews Agriculture Building with the Town of Matthews

PROJECT PROPOSAL AND LOCATION:

Charlotte-Mecklenburg Schools proposes to transfer ownership of the Matthews Agriculture Building ("Ag Building") and up to .35 acres of underlying land adjoining Matthews Elementary School to the Town of Matthews in exchange for additional CMS use of both the Ag Building and the adjoining town-owned Community Center. The Town of Matthews proposes to renovate the Ag Building for a variety of community uses including art classes and meetings. The adjacent parking lot will be retained by CMS but is proposed to be shared with the Town of Matthews functions at the Community Center and the Ag Building.

The two story building contains 3,960 square feet. It is located on the north edge of the campus of Matthews Elementary School (Mecklenburg tax parcel number 227-211-02) and is accessed from McDowell Street. To the north is the Matthews Baptist Church. To the east is the Matthews Community Center. To the south is Matthews Elementary School. To the west is the school parking lot and a shared playground. The building and property are zoned Residential/Institutional according to the Matthews Zoning Ordinance.

PROJECT JUSTIFICATION:

The Town of Matthews wishes to renovate the Ag Building. Renovation will provide additional meeting space for public use. The Charlotte-Mecklenburg Board of Education currently uses the building for storage purposes and does not plan to renovate the building. There is no power source to the building and the water has been shut off due to leaks. This building is contemporary with and almost identical in design to the Agricultural Education Buildings at Huntersville and Long Creek, both of which are Designated Mecklenburg County Landmarks. This building is eligible for such designation. All three buildings were built under the Depression Era Works Progress Administration.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition by the Town of Matthews will allow the preservation and adaptive reuse of the Ag building as an expansion of the arts, cultural and other civic uses at the adjacent Matthews Community Center, which is housed in the historic Matthews School, a designated Historic Landmark structure.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

According to Town of Matthews staff, the permitted uses under the current Residential/Institutional District zoning would not allow for redevelopment, as Matthews zoning requires a minimum of 2 acres for the development of a land parcel. The newly created parcel will be combined with Mecklenburg tax parcel 227-211-34 (Community Center parcel) which belongs to the Town of Matthews.

While no specific adopted public policy document recommends this acquisition, it is a logical addition to the Community Center use, and meets the needs of both CMS and the Town of Matthews. The Matthews Planning Office supports this transfer.

PROJECT IMPACT:

This transfer of ownership will provide for the restoration of this important building in Matthews and will expand the available public space at the Matthews Community Center. It will transform this underused public resource to an active public use that will compliment the adjacent Matthews Community Center, and will allow the creation of a campus of two historically significant, actively used buildings.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This property transfer will allow the expansion of the adjacent use at the existing Matthews Community Center.

ESTIMATED PROJECT COMPLETION

The project will be completed within the next two years.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this matter at its December 3, 2008 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

Planning Staff recommends that this property transfer be approved.








CMPC PLANNING COMMITTEE RECOMMENDATION:

The Planning Committee discussed this matter at their December 16, 2008 meeting and recommended approval by a 6-0 vote.



Mandatory Referral 08-46

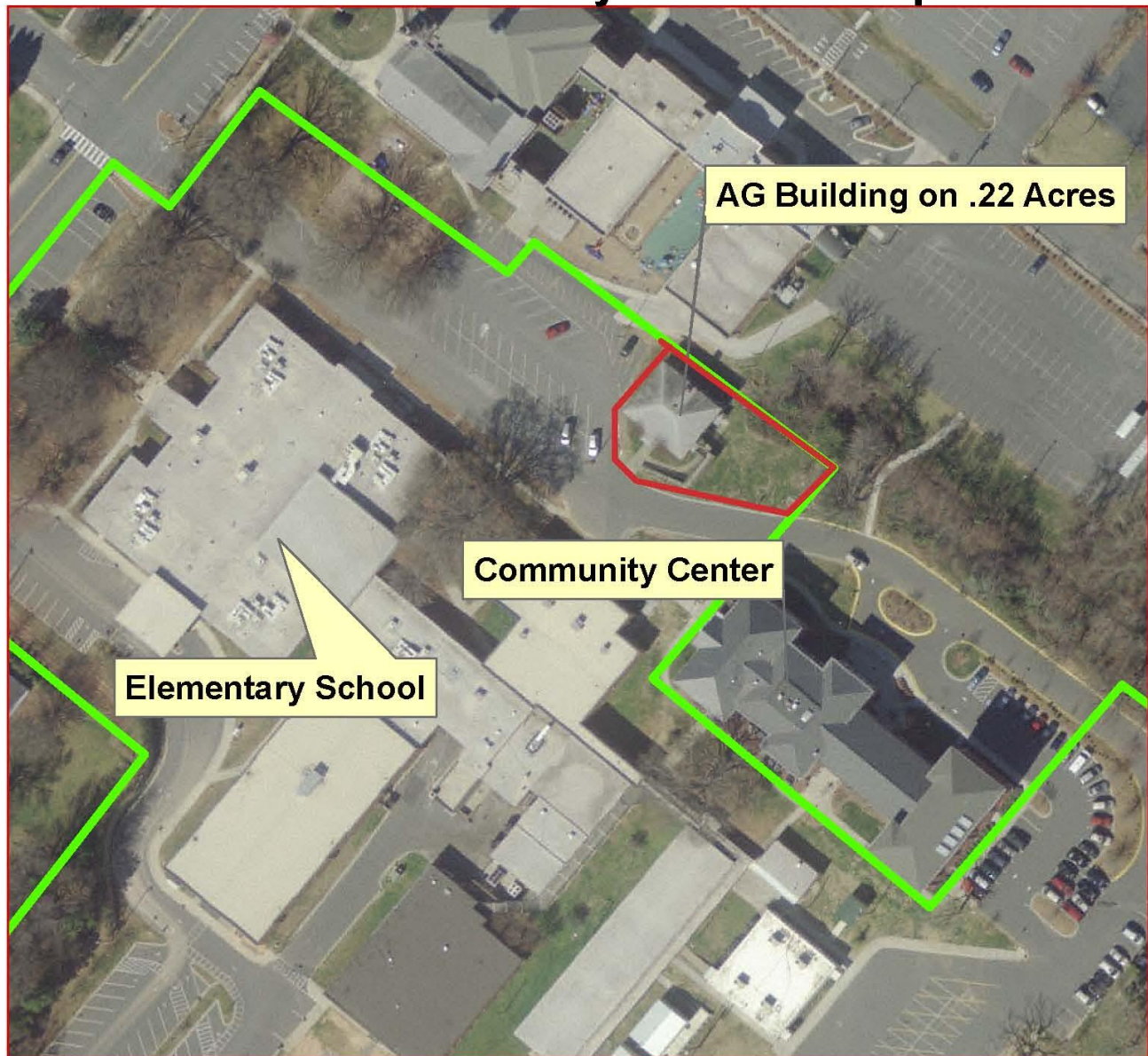
CMS

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|  | Mandatory Referral 08-46 |  | Existing Greenway |
|  | City Property |  | Greenway Construction |
|  | Park Property |  | Proposed Greenway |
|  | Local Historic Landmark | | |



Produced by the Charlotte-Mecklenburg Planning Department

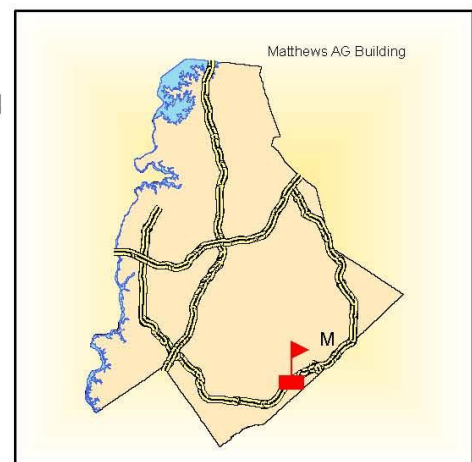
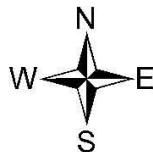
Matthews Elementary School Campus



CMBE to give the historic Matthews AG Building to the Town of Matthews who will renovate the building and allow CMS to use the AG Building and the existing Community Center.



Real Estate Department
November 2008







Agricultural Education Building – Matthews Elementary School – Built 1938



Agricultural Education Building – Huntersville Elementary School – Built 1938
Designated Mecklenburg County Historic Landmark



Agricultural Education Building – Long Creek Elementary School – Built 1938
Designated Mecklenburg County Historic Landmark