

MANDATORY REFERRAL REPORT NO. 11-15
Charlotte Mecklenburg Schools Proposal to Accept Donated Land Near J.T. Williams School

PROJECT PROPOSAL AND LOCATION:

Charlotte-Mecklenburg Schools has been approached by the owner of a property located in the vicinity of the J.T. Williams school campus in Charlotte with a proposal to donate a 2.855-acre parcel of land to the school district. The parcel number of this vacant parcel is 077-031-01 which has a Tipton Drive address although it lacks access frontage on Tipton. Zoning of the property according to the Charlotte Zoning Ordinance is I-1(CD) – Light Industrial with condition (petition #94-96). The majority of the parcel lies within a floodplain. The real estate taxes currently due on the property total \$1,949; while the donor has requested no funds for the value of the property, she has requested assistance from CMS with taxes and other costs associated with the proposed transfer.

J.T. Williams school has for many years served as a middle school, housing grades 6 through 8. In spring, 2011, facing fiscal challenges the Board of Education voted to close J.T. Williams and to move the Right Choices Program into the Building. The Right Choices Program provides a constructive intervention and early support program for a group of students who have violated the CMS Code of Student Conduct. Right Choices is a six weeks placement that provides a more structured alternative setting, with support services from various human services agencies, for aggressive students.

While CMS has no specific or immediate plan to develop this vacant parcel, its acquisition could serve a number of purposes:

- The parcel could serve as a buffer between the school campus and the I-77/I-85 interchange that is immediately adjacent to the parcel
- Land-banking the property has the potential of securing the property either for future school district site development (or other public purpose) or for redevelopment opportunities at very little cost to the taxpayer
- The parcel has limited development potential without combining it with adjoining parcel(s) inasmuch as it has no direct street frontage.
- Public ownership of the property could serve to protect the floodplain portions from development.

PROJECT JUSTIFICATION:

The proposed action would add real estate to an existing school site for future development or expansion, at very little cost.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

No existing policies specifically apply to the proposed acquisition.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Central District Plan* (1993) recommends Greenway use for the portion of the parcel (majority of the parcel) that is within the floodplain and Light Industrial land use for the remainder of the parcel. Greenway use would be considered consistent with use of the property as a school campus.

PROJECT IMPACT:

The proposed action should have no impact inasmuch as no development is anticipated at this time.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

Given the frequency of rollover accidents on ramps in the I-77/I-85 interchange, the Mecklenburg-Union Metropolitan Planning Organization (MUMPO) is proposing that an interchange re-design study be undertaken (which likely would be completed within the next 24 months). Eventual reconstruction of this interchange could potentially involve the need for additional interstate right-of-way. Since the subject parcel shares a boundary with the current interstate right-of-way, it could be impacted by a potential future re-design.

ESTIMATED PROJECT COMPLETION DATE:

The goal is to complete this transaction by December 31, 2011.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this matter at their December 7, 2011 meeting. The Park & Recreation representative stated interest in collaboratively examining greenway opportunities in the future.

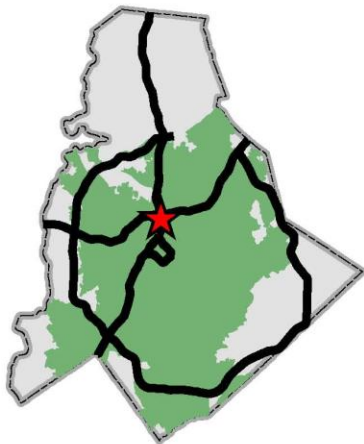
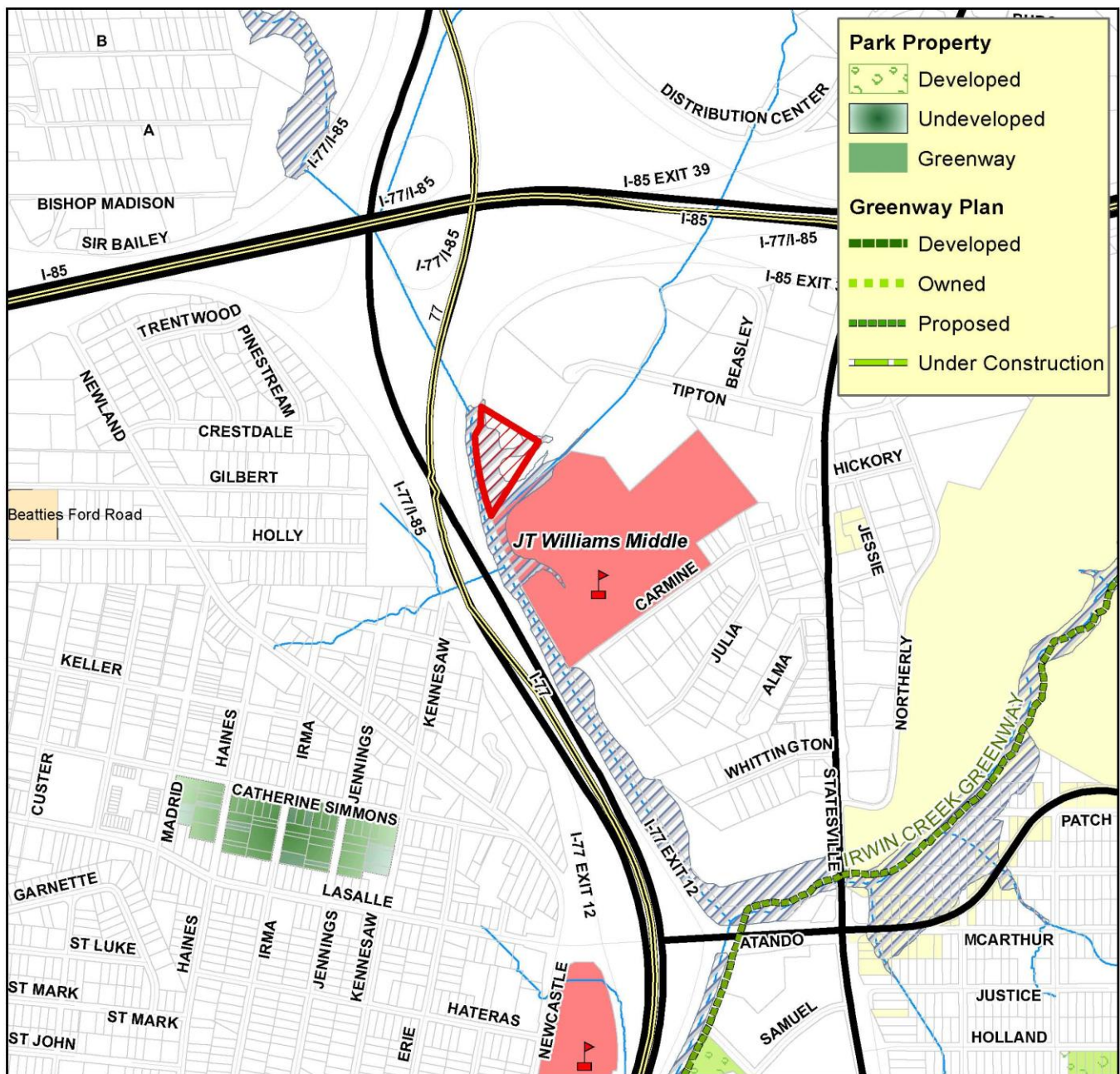
PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed land donation to Charlotte-Mecklenburg Schools.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their December 20, 2011 meeting the Planning Committee recommended deferral until more information was provided by CMS with regard to Phase One environmental.

At their July 17, 2012 meeting the Planning Committee recommended approval by a 4-2 vote.



Mandatory Referral 11-15

Submitted & Initiated by: CMS Real Estate



Mandatory Referral



County Property



City Property



FEMA 100 Year Floodplain



Produced by the Charlotte-Mecklenburg Planning Department

