

MANDATORY REFERRAL-REPORT NO. 13-31
Proposed Sale of Land on Bailey Road in Cornelius

PROJECT PROPOSAL AND LOCATION:

Charlotte-Mecklenburg Schools (CMS) proposes to sell .9 ac. of vacant land (parcel # 007-152-33) along Bailey Road in the Town of Cornelius. This tract is a remnant of the Bailey Road realignment project and the purchase of this parcel is contingent upon the sale of adjacent property whose owner has expressed interest in acquisition of this land in order to provide frontage for his parcel to the newly-aligned Bailey Road. The owner of this property reportedly has plans to develop a residential subdivision on the larger parcel to the north and use this property for an entry buffer area to the development.

Adjacent to the south is Charlotte Mecklenburg Schools Hough High School, with Bailey Road Middle School and residential development to the west. To the east is South Prong Rock River Greenway. To the north is residential development.

PROJECT JUSTIFICATION:

This property was initially acquired as part of the Hough High School property, but is no longer needed by the school district, as it was severed from the campus by the re-aligned Bailey Road.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Boards of education may, at their discretion, declare properties or portions of properties to be surplus.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The current Cornelius Land Use Plan calls for this parcel to be rural residential; however the Town is in the process of adopting an amendment to their land use plan that would call for medium density single family residential development in the area in which this parcel is located. The proposed land use (entry buffer for adjacent proposed residential development) is consistent with the proposed changes to the town Land Use Plan.

PROJECT IMPACT:

The sale of this property would serve as a catalyst to development within the area.

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 DATE:

It is proposed to close within 90 days of Board of Education approval.

JOINT USE TASK FORCE REVIEW COMMENTS:

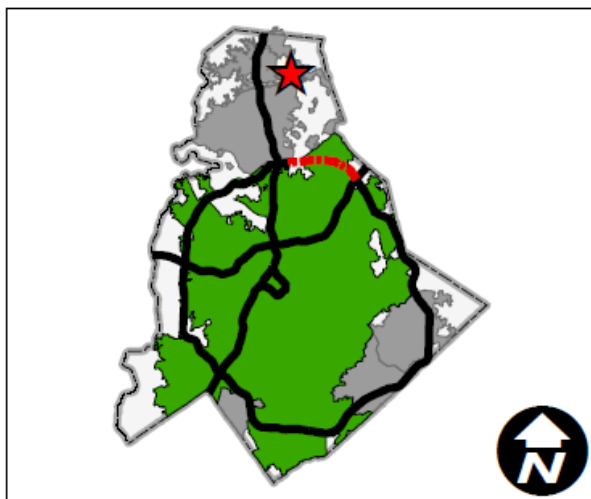
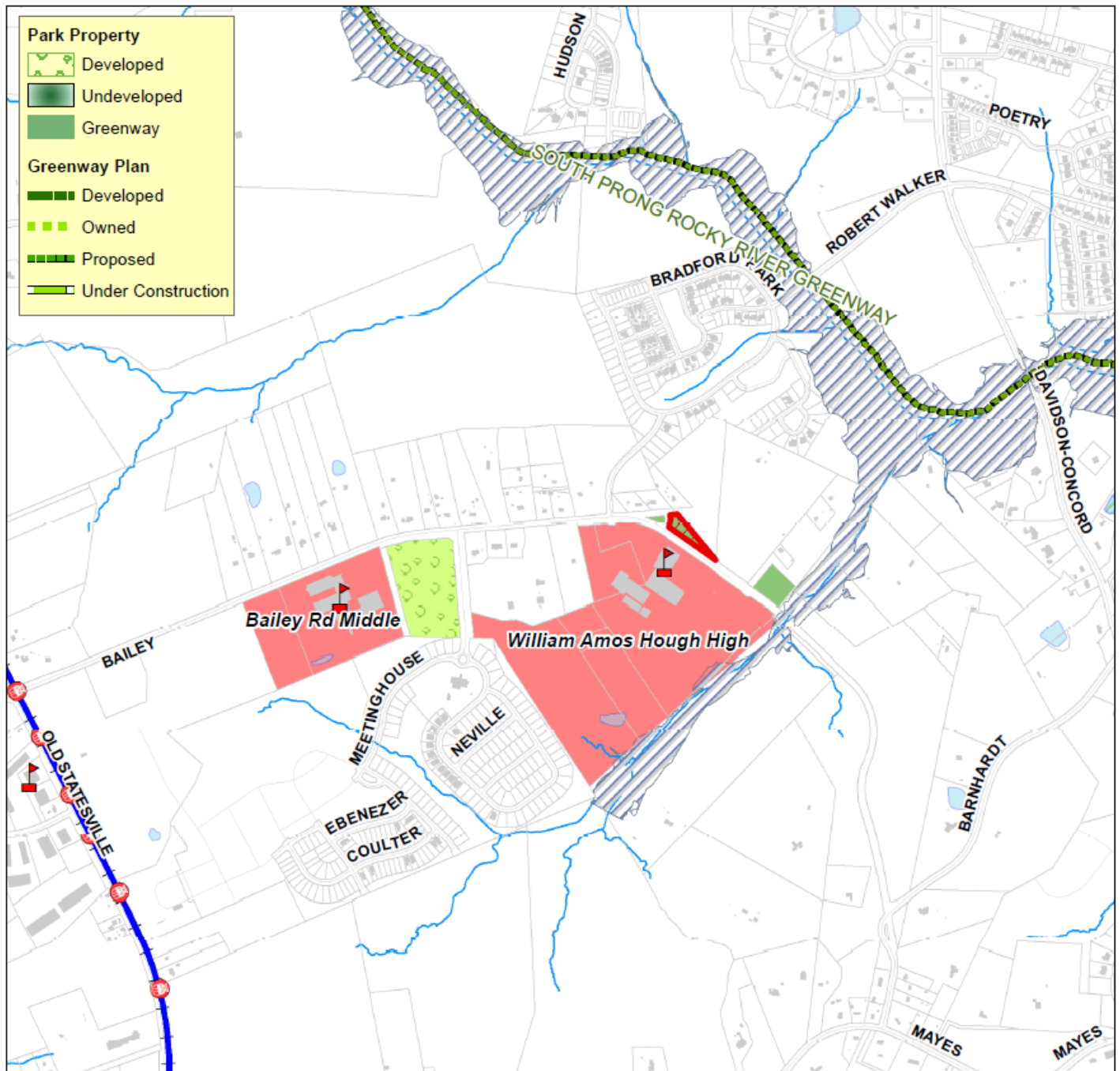
The Joint Use Task Force discussed this matter at their December 4 2013 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

The property is within the Town of Cornelius planning jurisdiction. Town planning staff reports the town is supportive of the proposed transaction for the intended use. Due to the town support and the fact that the land use is consistent with the changes drafted in the town Land Use Plan, Planning staff recommends approval of the proposed transaction.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their December 17, 2013 meeting the Planning Committee recommended approval by a 6-0 vote.



Mandatory Referral 13-31

Initiated & Submitted by: CMS

- Mandatory Referral
- FEMA 100 Year Floodplain
- County Property
- LYNX SilverLine Prop. Alignment



Produced by the Charlotte-Mecklenburg Planning Department