

MANDATORY REFERRAL - REPORT NO. 14-22
Proposed Sale of Board of Education Owned Land on Mocks Road in Davidson

PROJECT PROPOSAL AND LOCATION:

Charlotte-Mecklenburg Schools (CMS) proposes to sell .001 ac. of vacant land along Mocks Road in the Town of Davidson to the Davidson Housing Coalition. This tract is a remnant of the Mocks Road/Crane Street realignment project and is no longer contiguous to CMS property across Mocks Road (location of the Ada Jenkins Center whose property is owned by CMS). The parcel is currently zoned VIP (Village Infill Planning) according to the Davidson Zoning Ordinance. The tax parcel number assigned to this site is parcel 003-234-04.

Adjacent to the south and west is the Ada Jenkins Center, and to the north is residential development. To the east is vacant property owned by Davidson Housing Coalition.

The Davidson Housing Coalition intends to combine the subject property with its adjoining vacant lot in order to construct a duplex that would be offered to rent for affordable rates that would be owned and managed by the Coalition.

PROJECT JUSTIFICATION:

According to the Davidson Housing Coalition's executive director, the agency's vision is to be the Davidson community's innovative advocate and facilitator for affordable housing, and the mission is to work with the larger community to preserve and create affordable housing options, and to prepare families and individuals for financial stability and homeownership, believing that Davidson's traditional mix of people in all income levels is fundamental to the community and distinguishes it as a town.

Toward that end, Davidson Housing Coalition offers several services, including financial literacy counseling, apartment rentals and referrals, homebuyer education workshops, and emergency repair services geared toward low and moderate income individuals and families. Acquisition of the subject parcel and combining it with their adjoining property will enable the Davidson Housing Coalition to develop additional units of affordable housing, either for sale or rental to eligible families.

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:

Residential land use is a permitted use for this parcel under the Davidson Planning Ordinance.

PROJECT IMPACT:

The sale of this property would foster development potential 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:

The goal is to close within 90 days of Board of Education approval of the proposed transaction.

JOINT USE TASK FORCE REVIEW COMMENTS:

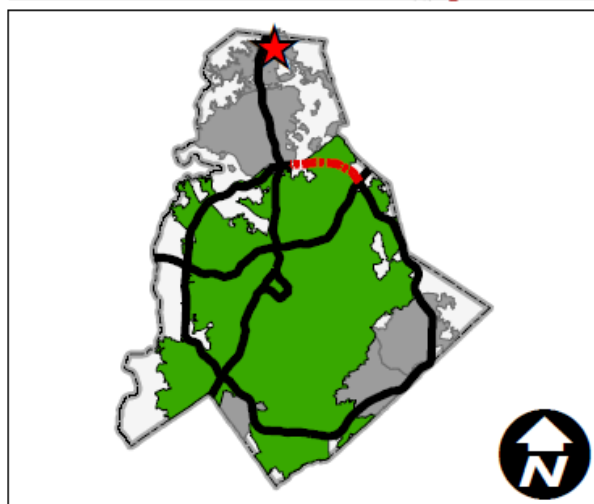
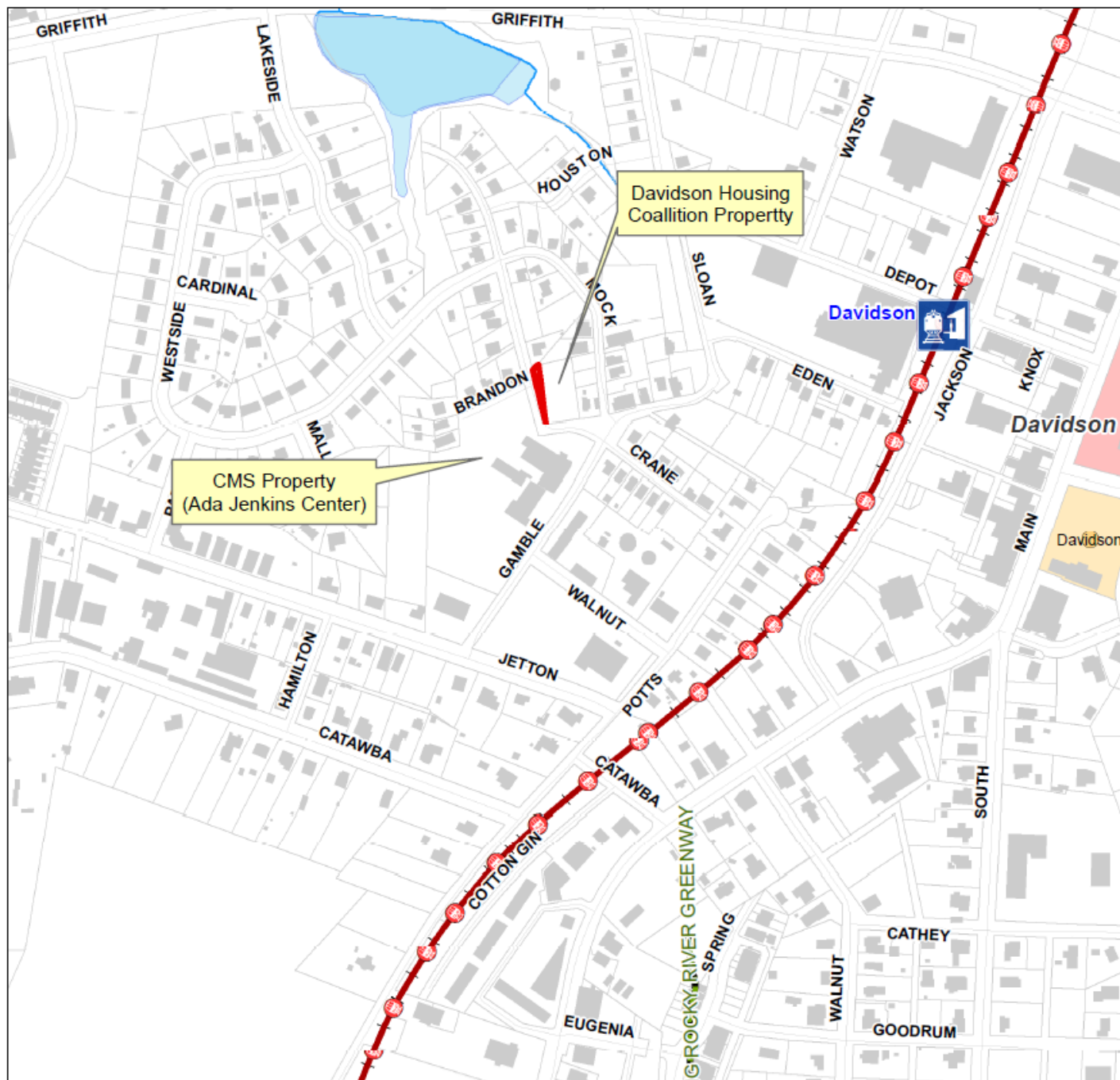
The Joint Use Task Force reviewed this matter at their June 4, 2014 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

Inasmuch as Davidson planning staff has identified the proposed use of the land as being consistent with Town planning policies, and has identified no other issues or obstacles to the proposed transaction, Planning staff recommends approval of the proposed transaction for the intended use.






CMPC PLANNING COMMITTEE RECOMMENDATION:

At their July 15, 2014 meeting the Planning Committee recommended approval by a 5-0 vote.



Mandatory Referral 14-22

Initiated & Submitted by: CMS

-  Mandatory Referral
-  County Property
-  Libraries
-  Proposed LYNX Red Line
-  Proposed LYNX Red Line Transit Stations

