

**MANDATORY REFERRAL REPORT NO. 16-31**  
**Proposed Sale by CMS of 9015 Newell Baptist Church Road**

**PROJECT PROPOSAL AND LOCATION:**

Charlotte-Mecklenburg Schools (CMS) proposes to sell the parcel of surplus property located at 9015 Newell Baptist Church Road, Charlotte (parcel #049-271-09). The property which contains a vacant single family house was declared as surplus by the Charlotte-Mecklenburg Board of Education on May 24, 2016.

The site is zoned R-3 (Single family residential) according to the Charlotte Zoning Ordinance. Property to the west, south and east are residential, while on the north side across Newell Baptist Church Road is the former CMS Newell Elementary School property.

**PROJECT JUSTIFICATION:**

CMS has determined that there isn't a current or anticipated school district need for this property. Any proceeds from the sale of surplus real property will be used in accordance with NC General Statute 115C-518.

CMS will dispose of this property using the upset bid process. Under established procedures, Mecklenburg County will be given right of first refusal as prerequisite to sale.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The NC General Statutes allow for local Boards of Education to dispose of real estate when it determines that the real estate is unnecessary or undesirable for public school purposes.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Newell Small Area Plan* (2002) recommends a mix of single family, multi-family (up to 12 units per acre), office, and retail uses for the site. Any new development should be architecturally consistent with surrounding development. Development should meet the design guidelines for the Newell Village Center.

**PROJECT IMPACT:**

Sale of this property will relieve maintenance costs and bring sales revenue to CMS and will provide a public benefit in maintaining the site as a tree canopy resource as the site contains mature trees.

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

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

**ESTIMATED PROJECT COMPLETION DATE:**

Completion timeline is unknown at this time.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

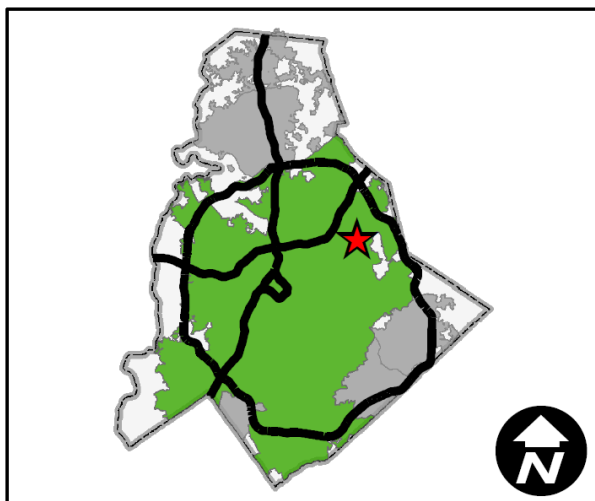
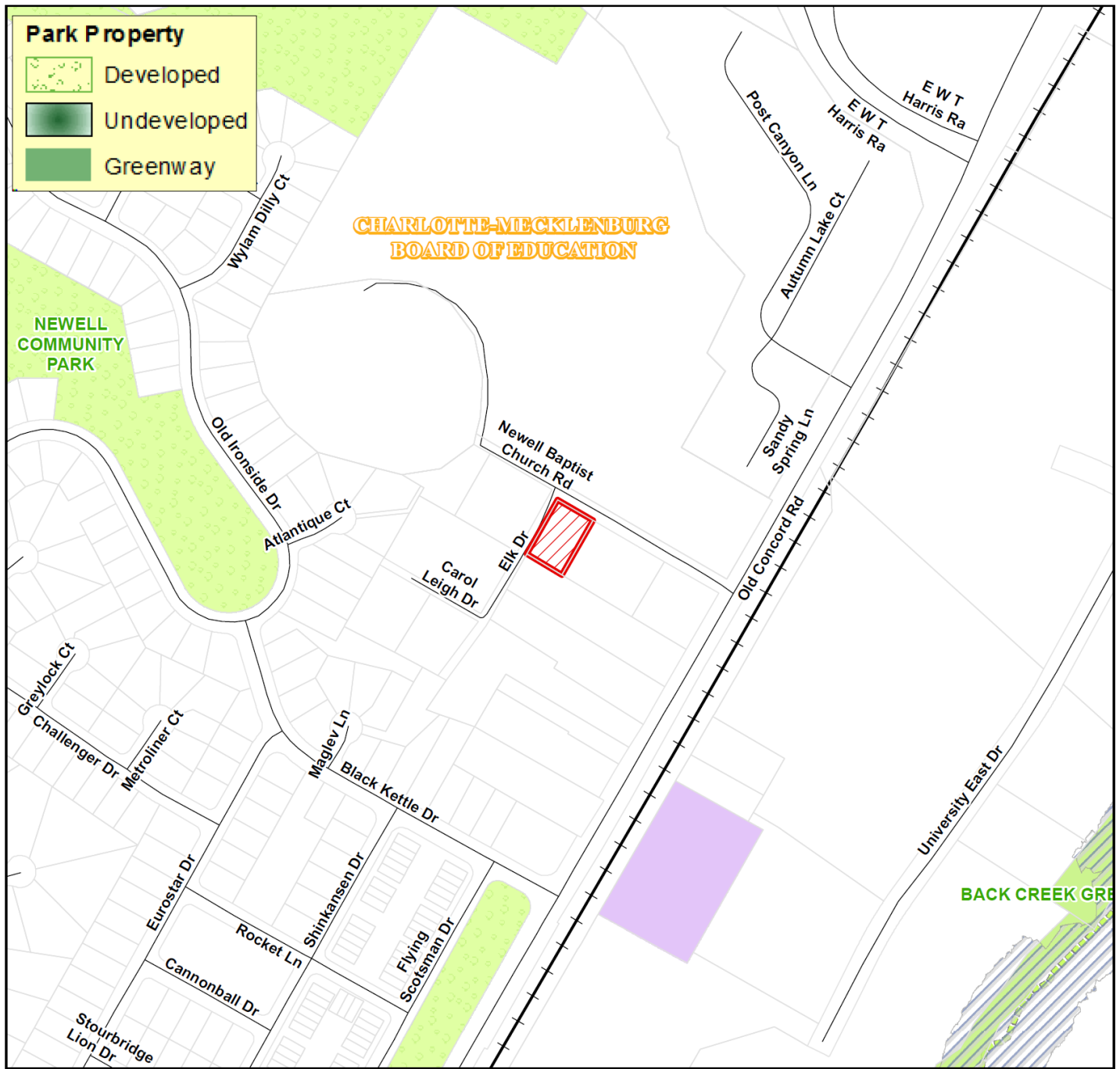
The Joint Use Task Force discussed this matter at their July 6, 2016 meeting and no comments were offered.

**PLANNING STAFF RECOMMENDATION:**

Staff recommends approval of the sale of the property.





**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their July 19, 2016 meeting the Planning Committee recommended approval by a 6-0 vote.



## Mandatory Referral 16-31

Initiated & Submitted by: CMS

-  Mandatory Referral
-  County Property
-  FEMA 100 Year Floodplain
-  Local Historic Landmark