

MANDATORY REFERRAL REPORT NO. 16-32

Proposed Sale of 11719 Downs Road in Pineville - Property Adjacent to CMS Downs Road Transportation Center

PROJECT PROPOSAL AND LOCATION:

Charlotte-Mecklenburg Schools (CMS) proposes to sell a 5-acre portion of the parcel of vacant surplus property located at 11719 Downs Road in Pineville (portion of parcel #205-061-36). The property was declared as surplus by the Charlotte-Mecklenburg Board of Education on May 24, 2016.

The site is zoned G-I (General Industrial District) according to the Pineville Zoning Ordinance. Parcels to the north, east and south are industrial, while the CMS Downs Road Transportation center property (which CMS intends to retain) is located to the west. The eastern boundary of the property is the Pineville-Charlotte municipal boundary.

The area proposed to be subdivided from the portion to be retained would be land-locked; the likely buyer of the property would be an adjoining owner whose property would provide street access to this property.

This property is located within the Town of Pineville planning jurisdiction.

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. In accordance with established procedures, Mecklenburg County will be given right of first refusal as prerequisite to the 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.

Pineville staff reports that the subdivision of this property into a stand-alone land locked parcel is not consistent with the town zoning and subdivision ordinances and does not 'facilitate the most advantageous development of the entire neighboring area' especially in consideration of the lack of public access and flood areas unless combined as part of a greenway or other compelling public interest as approved by the Pineville Town Council.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

According to Town of Pineville staff, the *Pineville Town Land Use Plan and Industrial Overlay District* calls for this parcel to be part of the employment center and allows for general industrial and commercial type land uses.

PROJECT IMPACT:

Sale of this property will relieve maintenance costs and bring sales revenue to CMS and will provide a public benefit in maintaining tree canopy resources as the site is heavily-treed.

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 date of this proposed transaction 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 Mecklenburg County Asset Management staff reported that an evaluation of the site would be conducted to ascertain greenway potential.

TOWN OF PINEVILLE PLANNING STAFF RECOMMENDATION:

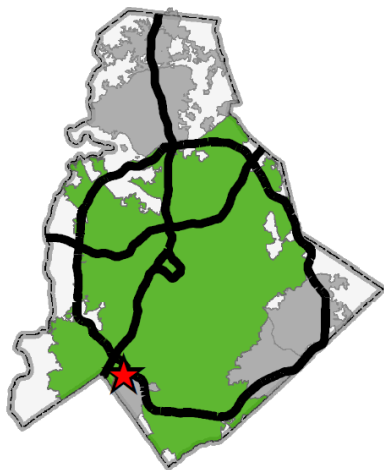
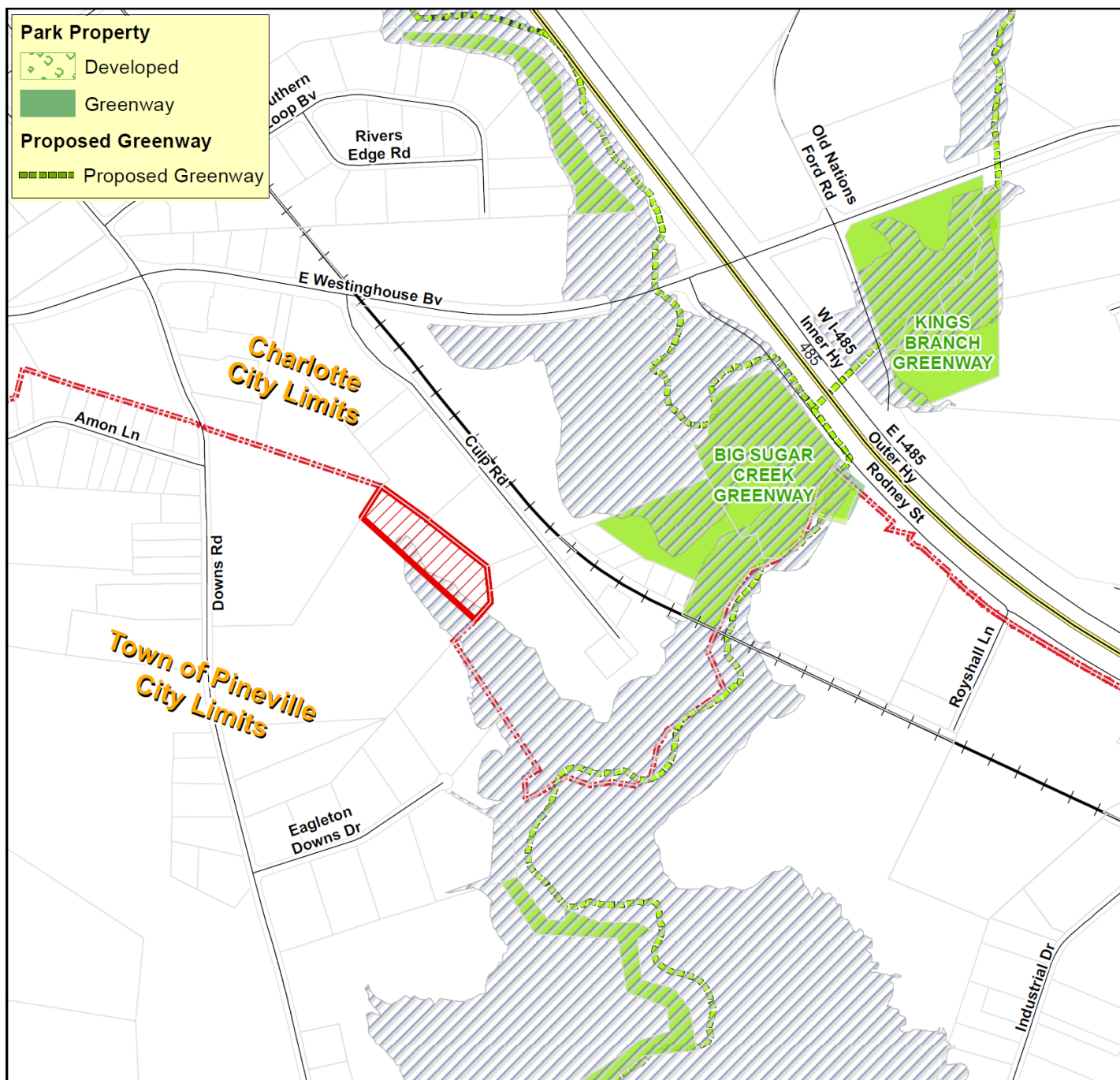
The site is located within the Town of Pineville planning jurisdiction. Pineville planning staff reports that the town would be supportive of the proposed transaction, conditioned upon the following:

- First priority should be given to consideration of the property for acquisition by Mecklenburg County for future use as a greenway
- If the property is to be publicly offered, sale should be restricted to owners of adjoining parcel 20506111 (within the Town of Pineville) with which this parcel should be combined. The Pineville subdivision ordinance does not permit creation of landlocked parcels, nor does it permit combining parcels within the town with adjoining parcels in other municipal jurisdictions, thereby prohibiting sale of and combination with adjoining properties within the City of Charlotte.

Pineville planning staff therefore recommends approval, subject to the conditions stated above.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their July 19, 2016 meeting the Planning Committee recommended approval by a 6-0 vote, but without the conditions articulated by the Town of Pineville planning staff (above).



Mandatory Referral 16-32

Initiated & Submitted by: CMS



Mandatory Referral



FEMA 100 Year Floodplain



County Property

