

MANDATORY REFERRAL REPORT NO. 16-33
Proposed Sale of CMS Property Located at 7520 Tuckaseegee Road

PROJECT PROPOSAL AND LOCATION:

Charlotte-Mecklenburg Schools (CMS) proposes to sell an 0.53-acre portion of property located at 7520 Tuckaseegee Road in Charlotte (portion of parcel #055-283-06). The property was declared as surplus by the Charlotte-Mecklenburg Board of Education on May 24, 2016.

The vacant site is zoned R-3 (Single family residential) according to the Charlotte Zoning Ordinance. The remainder of the site (to be retained) appears to accommodate parking for either the adjacent West Mecklenburg High School or the adjoining County park. The site is bordered on the east, south and west by single family residences and on the north by the aforementioned parking lot.

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.

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

Creating a half acre lot from the larger parcel as proposed is subject to the Charlotte Subdivision Ordinance, and must therefore be submitted for approval.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The adopted future land use for this site is single family up to three dwelling units per acre as per the *Southwest District Plan* (adopted 1991). The future use would need to stay consistent with the prescribed residential land use

PROJECT IMPACT:

Sale of this property will relieve maintenance costs and bring sales revenue to CMS and will provide a public benefit in maintaining them as tree canopy resources.

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:

Timeline is unknown at this time.

JOINT USE TASK FORCE REVIEW COMMENTS:

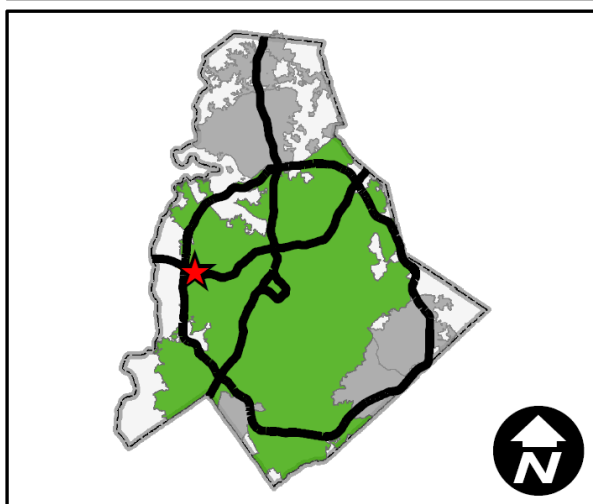
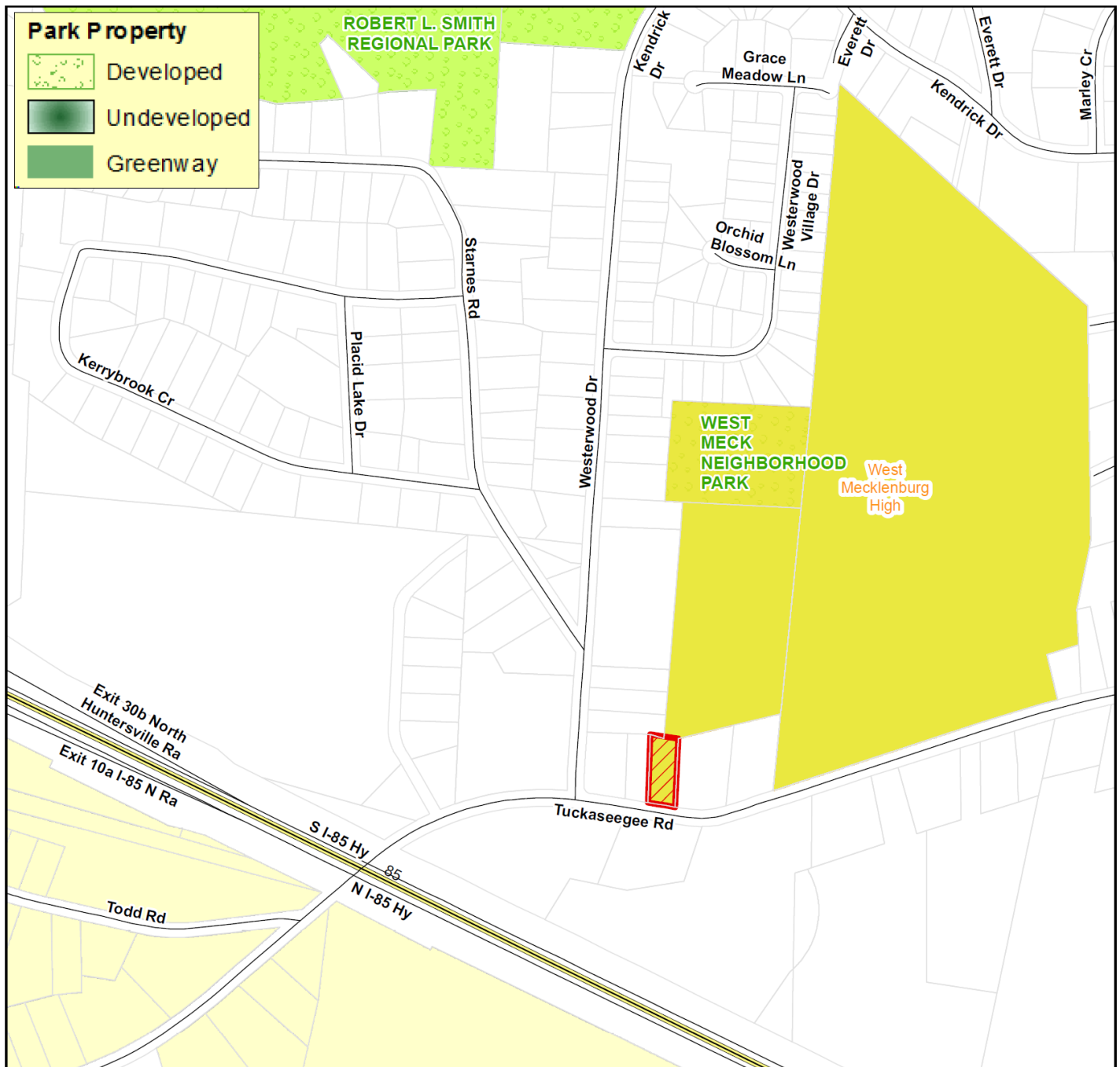
The Joint Use Task Force discussed this matter at their July 6, 2016 meeting and provided no comments.

PLANNING STAFF RECOMMENDATION:

Planning Department staff recommends approval of this proposed sale subject to satisfaction of the requirements of the Charlotte Subdivision Ordinance.

CMPC PLANNING COMMITTEE RECOMMENDATION:

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



Mandatory Referral 16-33

Initiated & Submitted by: CMS

- Mandatory Referral
- County Property
- City Property
- Schools



Produced by the Charlotte-Mecklenburg Planning Department