

**MANDATORY REFERRAL REPORT NO. 16-43**  
**Proposed Lease Renewal by CMS to the Grier Heights Community Center**

**PROJECT PROPOSAL AND LOCATION:**

The Charlotte-Mecklenburg Board of Education proposes to renew the lease to Grier Heights Community Center (GMCC). There is an existing fifteen (15) year lease between The Charlotte-Mecklenburg Board of Education and Grier Heights Community Center, LLC which commenced February 1, 2014 and which would expire on January 31, 2029. The Lease was approved by the Board of Education on December 11, 2013. The BOCC declined its statutory right of first refusal on November 5, 2013. The tenant has requested that the Charlotte-Mecklenburg Board of Education refresh the term of the Lease to begin a new fifteen (15) year term now that the obligation of rent by way of improvements to the building has been satisfied. The property is a portion of PID 157-038-08 Billingsville Leadership Academy adjacent to Grier Heights Neighborhood Park and known as the Rosenwald School.

**PROJECT JUSTIFICATION:**

The Tenant's obligation of rent by way of improvements to the building has been satisfied. The lease serves a community purpose and was originally requested by the County.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The NC General Statutes allow for local Boards of Education to enter into operational leases of real or personal property for the purposes of operating the school districts they oversee. Mecklenburg County will be given the option to waive the Right of First Refusal.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:** The *Central District Plan* (1993) recommends institutional land uses. The proposed lease renewal is consistent with the adopted land use plan.

**PROJECT IMPACT:**

Leasing this property to Grier Heights Community Center has allowed CMS to obtain improvements to the building and for the building to be used to provide community services.

**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 lease renewal is proposed to commence upon obtaining all approvals (estimated to be by January 1, 2017) and run for a period of fifteen (15) years. Upon expiration of the term the Leased Premises returns to CMS.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their November 2, 2016 meeting and there were no comments.

**PLANNING STAFF RECOMMENDATION:**

Staff recommends approval of the lease renewal to Grier Heights Community Center as it is consistent with Council adopted goals and policies.

**Rationale:**

- The lease serves a community purpose and was originally requested by the County.

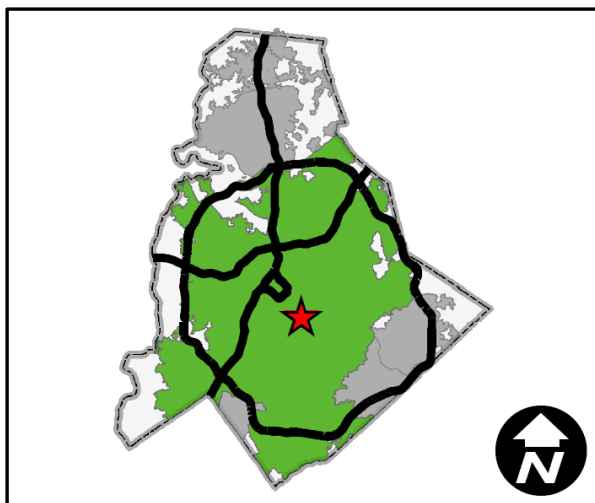
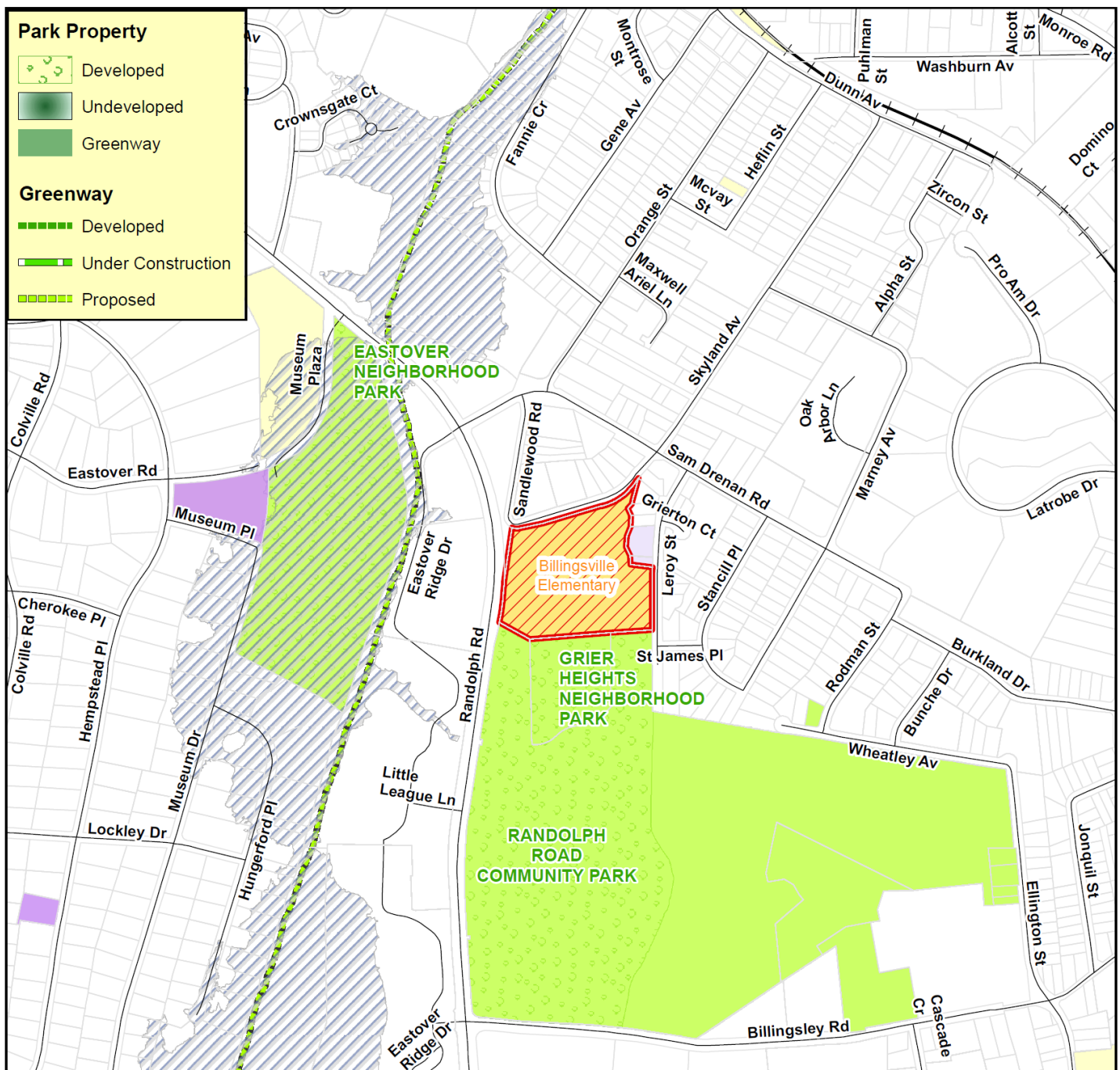
**Adopted Goals and Policies:**

- The adopted future land use for the property is institutional based on the Central District Area Plan (1993).
- The property is zoned R-5 (single family residential up to 5 dwelling units per acre) allowing residential, institutional and recreational uses.
- City Council has a goal to build and preserve vibrant and diverse neighborhoods by coordinating public/private partnership investments to attract the amenities neighborhoods need as well as supporting partners and programs that enhance opportunity for economic mobility.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their November 15, 2016 meeting the Planning Committee recommended approval by a 7-0 vote.

Staff resource: Catherine Mahoney



## Mandatory Referral 16-43

**Initiated & Submitted by:**  
**Facility Planning & Management, CMS**

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

Produced by the Charlotte-Mecklenburg Planning Department

