

Initiated and Submitted by: Peggy Hey, Ex. Director, Facility Planning & Management, CMS
Planning staff resource: Bryman Suttle

MANDATORY REFERRAL REPORT NO. 17-03
PROPOSED SALE BY CMS OF PROPERTY IN DAVIDSON KNOWN AS ADA JENKINS CENTER

PROJECT PROPOSAL AND LOCATION:

Charlotte-Mecklenburg Schools (CMS) proposes to sell the parcel of property located at 212 Gamble Street, Davidson, North Carolina (parcel #003-233-25), 4.35 acres, known as the "Ada Jenkins Center" ("Property"), to Ada Jenkins Families and Careers Development Center, Inc. This is a social services organization whose mission is "to empower the people of our communities to break the cycle of poverty through the integration of health, education, and human services", and which has occupied the property for a number of years.

The interior and exterior of the 1930s building and a portion of the land is designated a Local Historic Landmark. At the December 8, 2015 Board of Education meeting, the Board declared its intent to sell the Property in accordance with N.C.G.S. 160A-266 (private sale to entity that will preserve the Property's cultural and historical associations), with the requirement that any final agreement be reviewed and approved by the Board of Education. The buyer has agreed to execute a preservation agreement and CMS will retain a right of entry for condition broken. This means that as a designated historic landmark property the building will need to be preserved by the buyer or title will revert back to CMS.

The property is currently leased to the Town of Davidson and sub-leased to Ada Jenkins Families and Careers Development Center, Inc. and the lease with the Town will be terminated at closing. The buyer intends to continue operations as it has for more than twenty (20) years at the facility.

The property is currently zoned by the Town of Davidson as VIP (Village Infill Planning Area). Current land use adjacent to or nearby include a day care center, residential and Town owned properties and the area to the east is zoned as LPA (Lakeshore Planning Area).

PROJECT JUSTIFICATION

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

CMS will dispose of the property in accordance with the procedures outlined in G.S. 160A-266. The property is significant for its cultural and historical associations, which is why the Board of Education will commence a private sale to an entity that will preserve the property's cultural and historical associations. Under established procedures, Mecklenburg County will be given the right of first refusal.

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.

The Town of Davidson passed an ordinance in 2007 designating a portion of the property as a Local Historic Landmark. The designation is limited to the interior and exterior of the 1930s building and a portion of the land. The owners are expected to follow *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, which are the guidelines used by the Charlotte-Mecklenburg Historic Landmarks Commission to evaluate proposed alterations or additions. The property is also a contributing resource to the Davidson National Register Historic District.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

According to the "Targeted Growth Plan" outlined in the *Davidson Comprehensive Plan* (2010), the subject property is within the Village Center (Downtown) area of Davidson's zoning jurisdiction and intended for mixed-use and civic land uses.

No change in land use is being proposed and it currently conforms to both the zoning and adopted future land use for the property. Adequate measures are also being taken to preserve the historical character of the site and building.

PROJECT IMPACT

Sale of this property will bring sales revenue to CMS.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known related projects.

ESTIMATED PROJECT COMPLETION DATE:

Timeframe for any improvements to the facility and/or site have not been determined.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this matter at their February 1, 2017 meeting and no joint use comments were offered.

Agencies in attendance at the meeting were CMS, Mecklenburg County Park & Recreation, Charlotte Mecklenburg Libraries, Charlotte Water, Mecklenburg County Health Department, Central Piedmont College, Charlotte Neighborhood & Business Services Housing Services, Charlotte Engineering & Property Management Real Estate Services, and Charlotte Mecklenburg Planning Department

DAVIDSON PLANNING STAFF REVIEW:

Town of Davidson Planning staff has reviewed the proposed sale and has determined the following:

Conclusions:

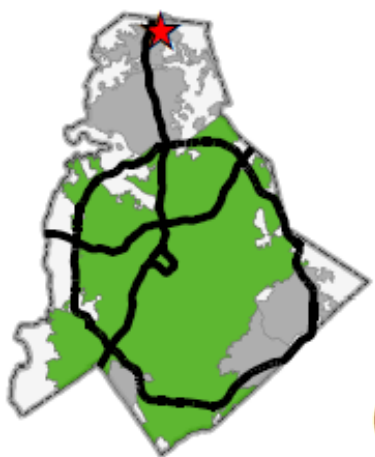
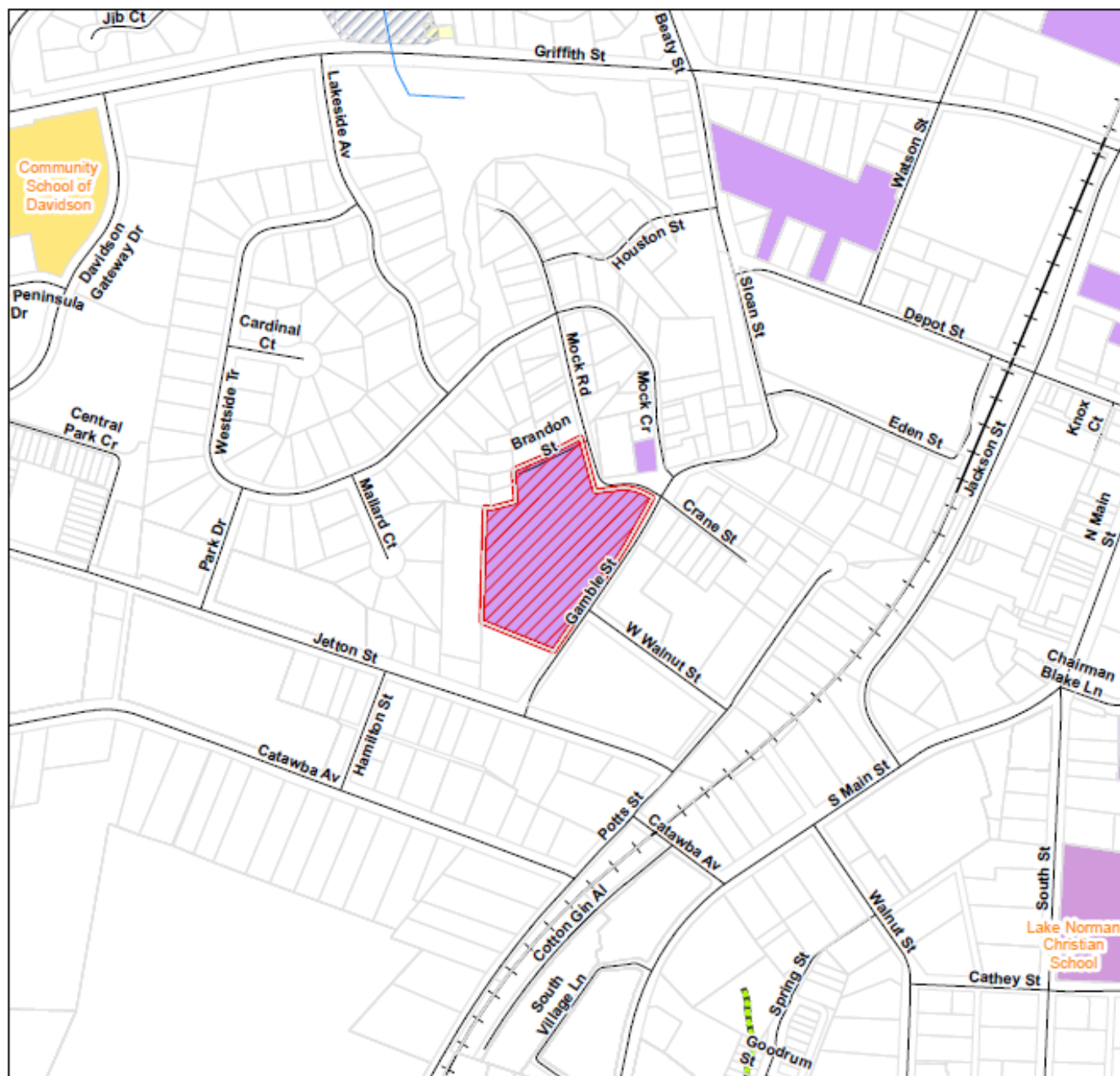
- No change in land use is being proposed and it currently conforms to both the zoning and adopted future land use for the property.
- Adequate measures are being taken to preserve the historical character of the site and building.

Adopted Goals and Policies:

- The *Davidson Comprehensive Plan* (2010) identifies the subject property is within their Village Center (Downtown) area, intended for mixed-use and civic land uses.
- A portion of the property as well as the interior and exterior of the 1930s building is designated as a Local Historic Landmark and any improvements must conform to *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*.





CMPC PLANNING COMMITTEE REVIEW:

At their February 21, 2017 meeting the Planning Committee voted by a 6-0 vote that it had reviewed this Mandatory Referral and has no additional comments for the submitting agency.



Mandatory Referral 17-03

Initiated & Submitted by:
Facility Planning & Management, CMS

-  FEMA 100 Year Floodplain
-  Local Historic Landmark
-  Mandatory Referral
-  Schools

Produced by the Charlotte-Mecklenburg Planning Department



