

**MANDATORY REFERRAL REPORT NO. 98-12**  
**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
**PURCHASE AND RENOVATION OF CROFT SCHOOLHOUSE**  
**MAY 1998**

**PROJECT LOCATION**

The property is located at 9200 Bob Beatty Road in northeastern Mecklenburg County (tax code 071-071-35). The 3,648 square foot schoolhouse built upon the land has been designated as being a historic landmark. The parcel is zoned B-1 commercial and it is .908 acres in size.

**PROPOSAL**

The Historic Landmarks Commission (H.L.C.) would like to purchase the property from the current owner, and renovate the structure with the purpose of reselling it to an income-producing business. H.L.C. will have restrictive covenants placed within the deed before it resells the property to ensure the preservation of the structure.

**PROJECT JUSTIFICATION**

The Croft Schoolhouse is in a severely dilapidated condition. Having designated the building as a historic landmark, it is up to the Historic Landmarks Commission to preserve its character and history. It is the only school building of its type existent in Mecklenburg County, and would therefore be a good candidate for preservation.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS**

The project is part of the Historic Landmark Commission's on-going revolving fund program, whereby it purchases, renovates, and resells endangered historic elements of the built environment in Mecklenburg County. The H.L.C. receives its funding solely from Mecklenburg County. The Northeast District Plan recommends a commercial (B-1) use for the site, which fronts the Norfolk Southern rail line, and is surrounded by a mixture of industrial and residentially zoned land. This project seems to fit within the mixed land use scheme of the surrounding area.

**PROJECT IMPACT**

If a business purchases and utilizes the property after renovation, it would need to be properly buffered from the residential land uses to the south and east of the site. The redevelopment of this site would provide more tax revenue for Mecklenburg County, while at the same time preserve the historic character of the area.

**PROJECT COST**

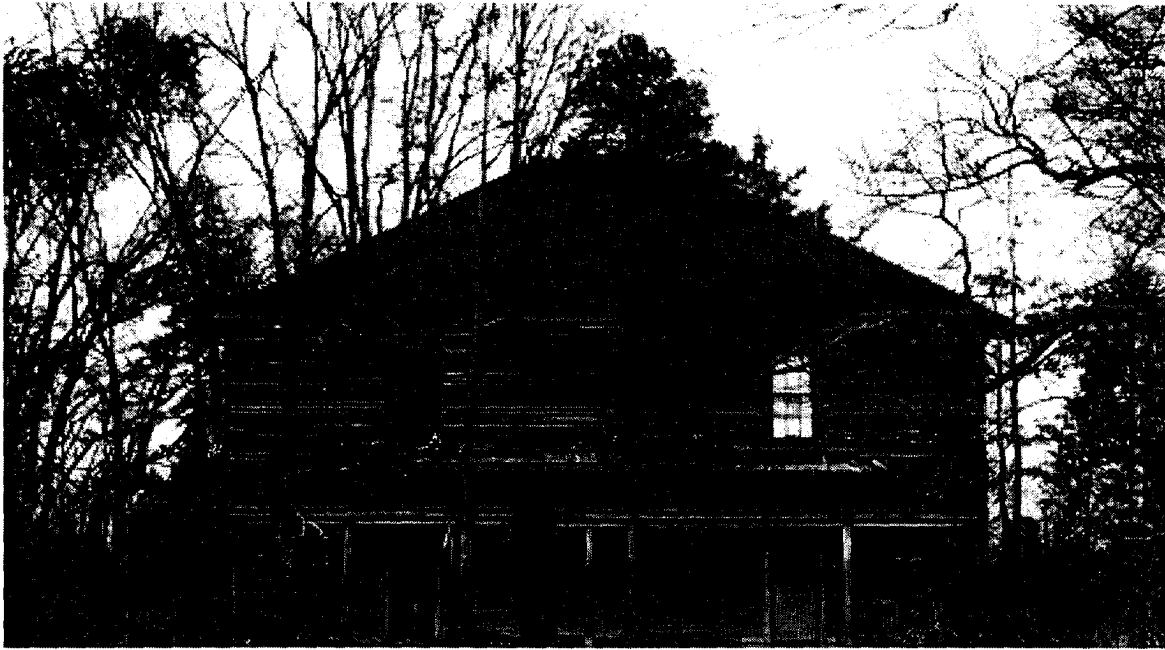
Acquisition of the site will cost an estimated \$30,500. Renovation work cost estimates are summarized on the attachment provided. As noted, total project cost is estimated at \$474, 250. The funding will come from H.L.C.'s revolving fund program sponsored by Mecklenburg County.

**STAFF RECOMMENDATION**

Planning Staff supports the purchase of this property from a land use perspective since it is consistent with the recommendations within the Northeast District Plan.

**PLANNING COMMITTEE RECOMMENDATION**

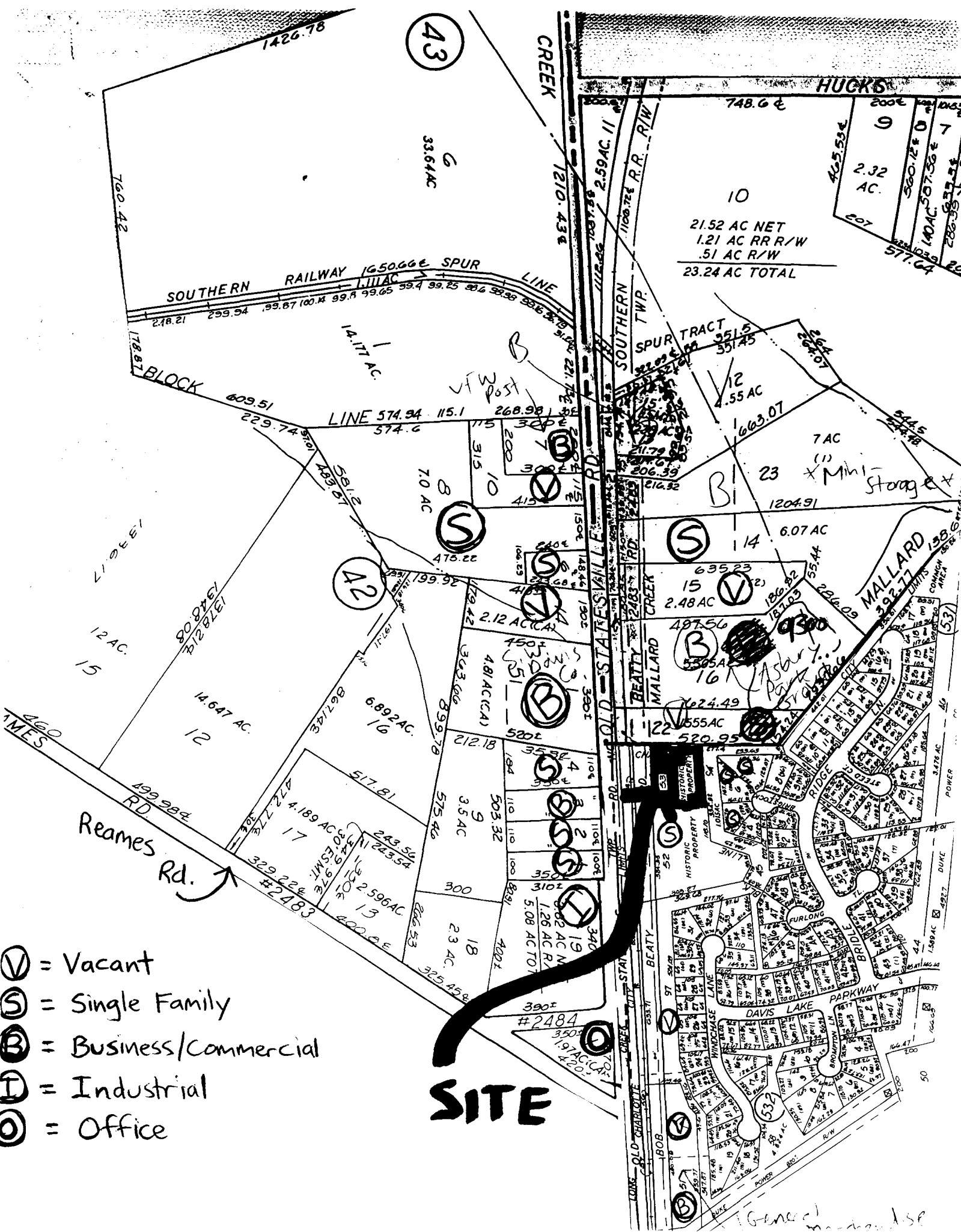
Planning Committee voted in favor (4-1) of approving the purchase of the Croft schoolhouse by the Historic Landmarks Commission.



### **Estimated Budget For Croft Schoolhouse**

1. Acquisition: \$30,500. HLC has signed contingency contract with the owners.
2. Phase One Restoration (Roof Repair and Replacement, Repair of Foundation, Rebuilding Porches, Replacing Windows, Repair and Replacement of Siding). \$225,000. The HLC has obtained a estimate from Young Engineering.
3. Phase Two Restoration (New HVAC, Repair and Replacement of Floors, New Wiring, Including Fixtures, Repair and Replacement of Interior Wall Surfaces, Construction of Two Bathrooms). \$150,000. Based on HLC experience with other restoration projects.
4. Architects Fees. \$30,000. Based on HLC experience with other restoration projects.
5. Landscaping. \$20,000. Based on HLC experience with other restoration projects.
6. Legal Fees. \$2000. Based on HLC experience with other restoration projects.
7. Security System and Maintenance: \$2000. Based on HLC experience with other restoration projects.
8. Telephone. \$750. Based on HLC experience with other restoration projects.
9. Insurance: \$5000. Based on HLC experience with other restoration projects.
10. Yard Clearing and Maintenance: \$5000. Based on HLC experience with other restoration projects.
11. Miscellaneous. \$4000. Based on HLC experience with other restoration projects.

**Total: \$474,250**



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HUCKS

SOUTHERN RAILWAY SPUR LINE

CREEK

21.52 AC NET  
1.21 AC RR R/W  
.51 AC R/W  
23.24 AC TOTAL

LINE 574.94 115.1

SPUR TRACT

23 Mini Storage

MALLARD

BEATY

Reames Rd.

SITE

- ⓪ = Vacant
- Ⓢ = Single Family
- Ⓟ = Business/Commercial
- Ⓜ = Industrial
- Ⓞ = Office

General