

**MANDATORY REFERRAL REPORT NO. 98-26**  
**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
**TRANSFER PROPERTY MECKLENBURG COUNTY**  
**JULY, 1998**

**PROJECT LOCATION:**

This 15,000 square foot building is located at 601 North Graham Street near the intersection of 9<sup>th</sup> and North Graham Street. (See attached map)

**PROJECT PROPOSAL:**

Mecklenburg County seeks to transfer this property which currently houses St. Marks Circle School to St. Marks's Inc. The Charlotte Mecklenburg Schools (CMS) transferred the property to the County in June 1998. Prior to the transfer, CMS had been leasing the property to St. Marks Inc. for \$1.00 a year since 1978.

**PROJECT JUSTIFICATION:**

St. Marks Inc. currently provides educational and training services for persons with developmental disabilities. St. Marks Inc. wants to own this facility to provide greater assurance of program stability and to enhance their ability to obtain various grants and gifts for capital improvements. The County is willing to transfer this property to St. Marks Inc. subject to a reversionary clause that if the property is not used for education and care of person with development disabilities, it reverts back to the Charlotte Mecklenburg Schools.

**RELATIONSHIP TO OTHER PUBLIC AND PRIVATE PROJECTS:**

The property is located within the boundaries of the Fourth Ward Community. The Fourth Ward Plan calls for institutional uses at this location. The property is also located within the boundaries of the Fourth Ward Historic District.

**PROJECT IMPACT:**

This property is currently zoned UR-C (urban residential commercial). Surrounding land uses include convenience stores to the north and east, multi-family to the south, vacant land and an industrial use to the west. The proposed institutional use (a school) is consistent with land use recommendations in the Fourth Ward Plan. However, any future

renovations or structural changes to the building should comply with the historic district architectural and design guidelines established for Fourth Ward.

**PROJECT COST:**

There are no costs involved in transferring this property from the County to St. Marks Inc.

**STAFF RECOMMENDATION:**

Planning staff recommends that this property be transferred to St. Marks Inc. with a reversionary clause that if it is not used for education and care of persons with development disabilities, it reverts back to the Charlotte Mecklenburg Schools.

**PLANNING COMMITTEE RECOMMENDATION:**

Planning Committee voted unanimously to support staff's recommendation.

