

**MANDATORY REFERRAL REPORT NO. 99-05**  
**CHARLOTTE MECKLENBURG PLANNING COMMISSION**  
**PROPOSED NEW SCHOOL SITE**  
**SOUTH MIDDLE SCHOOL SITE - BALLANTYNE COMMONS PKWY**

**PROJECT LOCATION**

The Charlotte-Mecklenburg Board of Education proposes to purchase 44 acres of land on Ballantyne Commons Parkway for a new south middle school. The site consists of three parcels: 229-144-02, 229-144-03, and 27 acres of parcel 229-151-01 (62 ac. tract). See attached location and site maps. The proposed school site is zoned R-3 (single-family). The site has access to both water and sewer services and road access is provided by 2913 feet of frontage along Ballantyne Commons Parkway a major thoroughfare. The site configuration is somewhat unusual for a school campus layout, but the additional acres (30 acres for a middle school) will allow flexibility in the school layout.

**PROJECT PROPOSAL**

This proposed project calls for the purchase of 44 acres of land by the Board of Education to serve as a site for a new middle school. The new middle school will house approximately 1000 (6-8 grades) students living in the general vicinity of the school. The school is anticipated to be completed and opened for the 2003-2004 school year.

**PROJECT JUSTIFICATION**

The site is located to address future enrollment growth in this region of the district in grades 6-8 to relieve present and/or anticipated crowding in nearby middle schools, most notably South Charlotte Middle School. This region of the district has experienced significant growth in student enrollment over the past four years. This trend is projected to continue over the next ten years.

**PROJECT IMPACT**

The proposed school at this location will provide relief from overcrowding at the above referenced school and will allow for future enrollment growth in grades 6-8 in this region of the school district, which is expected to increase in future school-age population.

The proposed location serves to balance the value of Proximity, Diversity, Utilization, and Stability as described as critical factors in the siting of future schools by the Charlotte-Mecklenburg Schools Future School Planning Task Force (Committee of 33). The location is in general proximity to crowded school attendance areas and to areas of anticipated growth.

A new school at this location would be in concert with and supportive of the draft (February 3, 1999) of the *Providence Road/I-485 Area Plan Update* which identifies this site as a middle school location.

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

In March of 1998, Mecklenburg Board of County commissioners directed the Planning Commission staff to update the existing plan for the area surrounding the I-485 interchange at Providence Road. The primary purpose of the updated plan is to provide a framework for future development within the area surrounding the interchange. The topics addressed in the plan include land use, community design, transportation, and public facilities.

The additional land at the site could be used to develop a neighborhood park or the existing facilities at the schools could be enhanced (i.e. lights, additional equipment, ballfields, etc) to meet the need for a neighborhood type park in this area.

The Joint Use Task Force will receive a presentation on the proposed site for review and comment at their March 10 meeting.

## **PROJECT COST**

Estimated cost, developed in conjunction with the CMS Capital Needs Assessment process, is approximately \$24 million including land, construction, furnishings and equipment, design, and project management.

## **STAFF RECOMMENDATION**

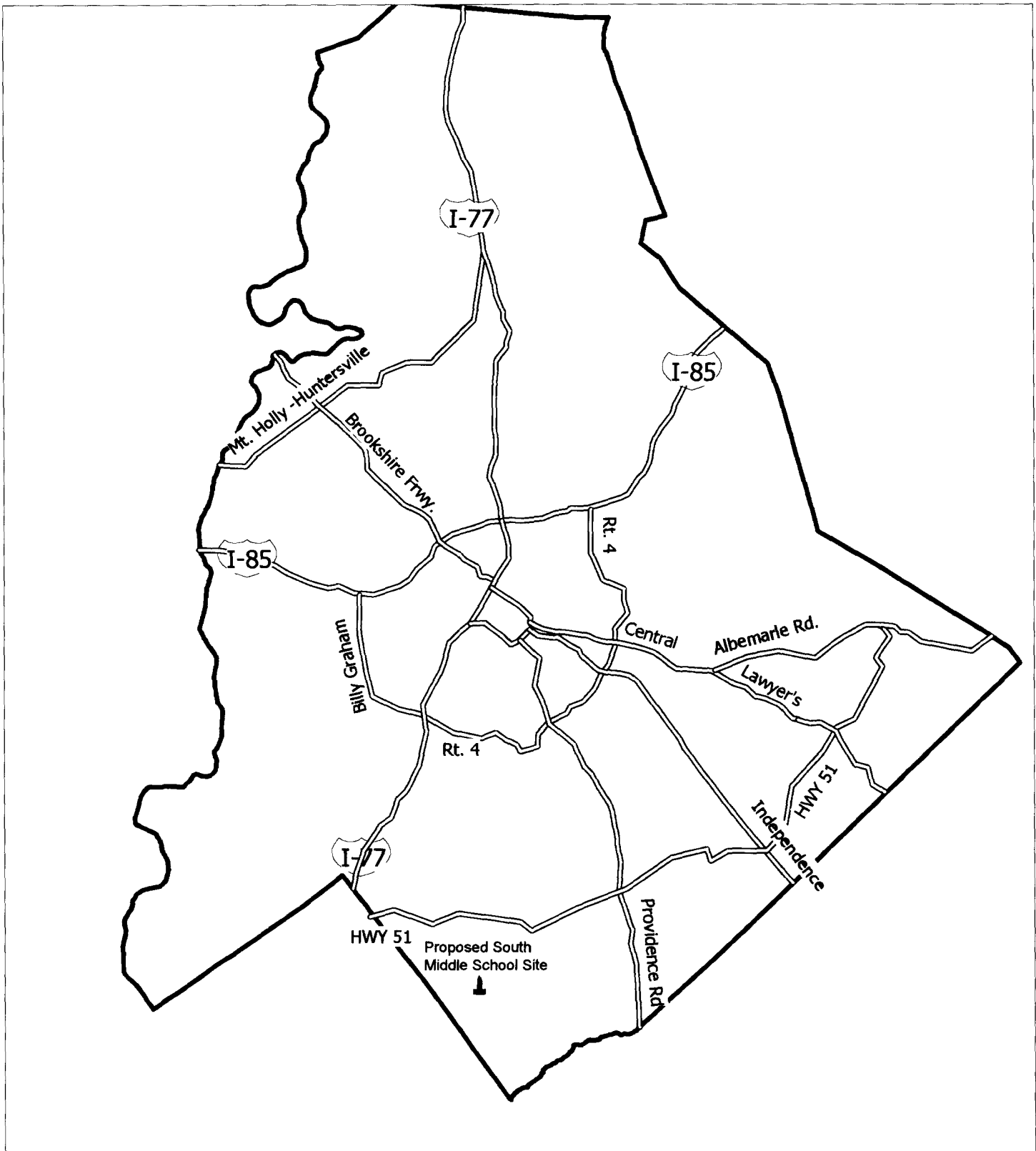
Staff recommends the land be purchased to build a new South Middle School. Staff also recommends the middle school be developed according to the *Providence Road/I-485 Area Plan Update Guidelines for Non-Residential Development* (i.e. 50 foot buffer from the edge of the interstate right-of-way), make improvements to Ballantyne Commons Parkway according to the *2020 Transportation Plan*, pursue a joint use park/school facility on site, and provide pedestrian crossing on Ballantyne Commons Parkway to allow school children and others to safely cross from existing subdivisions.

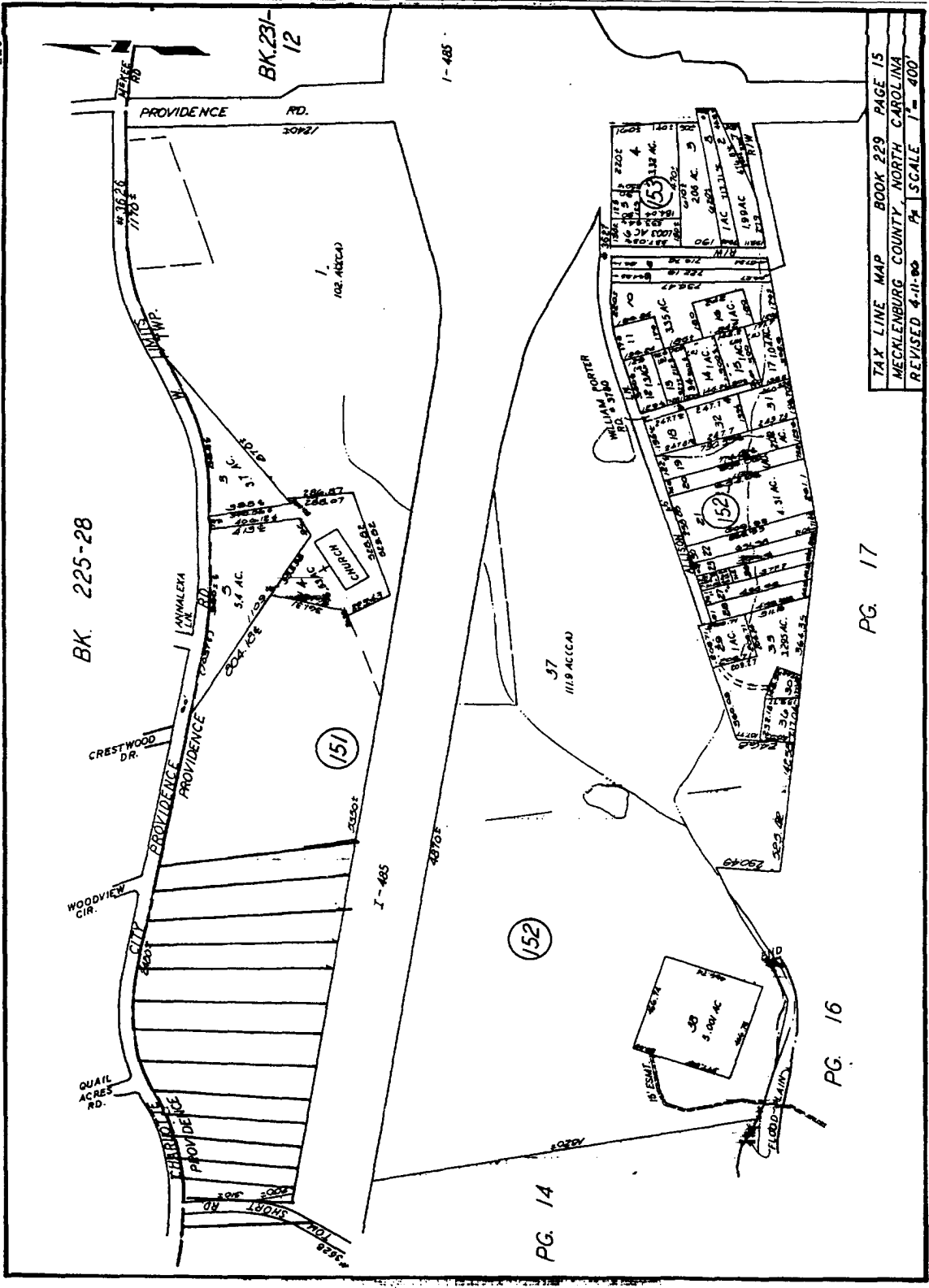
## **PLANNING COMMITTEE RECOMMENDATION**

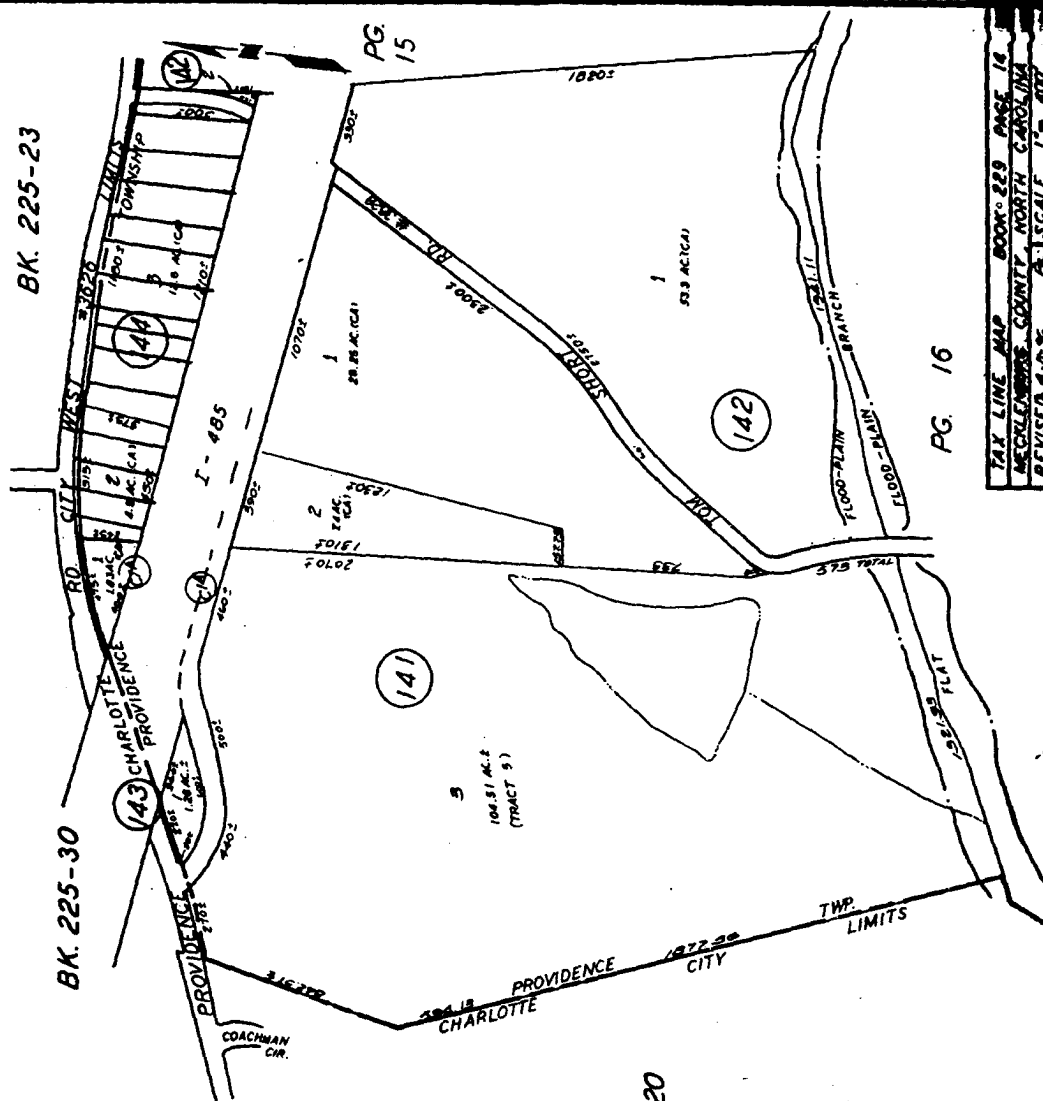
On March 15, 1999, the Planning Committee approved the Planning Staff's recommendation (See Staff Recommendation) to purchase the 44 acres for a new south middle school. The Planning Committee also recommended that CMS and Park and Rec share the cost of a joint use park/school facility on site.

. . .

Proposed South Middle  
School Site







**CAPITAL PROJECT PROPOSAL FORM****Instructions:**

This form is provided to capital project initiating agencies for reporting proposed projects to the Charlotte-Mecklenburg Planning Commission in accordance with the requirements of North Carolina House Bill 855.

Proposed capital projects are to be submitted to the Planning Commission using this form, at least 30 days prior to presenting the project to the governmental unit having authority to authorize it.

In order to constructively review a project proposal, a full description of the project and its objectives is necessary. Please provide all of the information requested and all available graphic information.

I. Initiating Department Charlotte-Mecklenburg Board of Education Date 01/05/1999  
Planning Services Prepared  
And Building Services Departments  
3301 Stafford Drive  
Charlotte, NC 28208  
 Submitted By Harold Jenkins (Building Services) 704-343-6050  
Jonathan Wells 704-379-7208

II. Project Name South Middle School

Location and Description of Project The site is approximately 44 acres in size and is located on at 10824

Ballantyne Commons Pkwy (formally know as Providence Road West) at Old Tom Short Rd. (which has been abandoned). The site consists of three parcels: 229-144-02, 229-144-03 and 27 acres of Parcel 229-151-01(62ac tract). See attached location and site maps. The intent is to construct a 1000-student middle school on this site.

III. Project Justification/Need (Provide information about why the project is being proposed at this location, i.e. response to growth, relieve overcrowding, correct racial imbalance, etc.)

The site is strategically located to address future enrollment growth in this region of the district for grades 6 through 8, and to relieve present and/or anticipated crowding in nearby middle schools, most notably South Charlotte Middle School.

IV. Project Impact (Explain the impact of the proposed project on nearby schools, i.e. abandonment, closure, re-use, etc.)

The proposed project will serve to relieve crowding at the above-referenced school and to allow for future enrollment growth in grades 6-8 in this region of the school district, which is expected to increase in future school-age population.

V. Relationship to Charlotte-Mecklenburg Schools Future School Planning Task Force (Committee of 33) Guidelines.

The proposed location serves to balance the value of Stability Proximity Utilization and Diversity as described as critical factors by the Committee of 33. The site's strategic location within general proximity to attendance areas of crowded schools, to areas of high existing and anticipated growth, and to areas of concentrations of both black and non-black populations allows these factors to be balanced, although a site further north would enhance diversity opportunities. The Board of Education, in endorsing this site, has committed to working closely with city and county agencies to encourage development of a greater number of affordable housing units in the area. The Providence Road/I-485 land use study drafted by the Charlotte Mecklenburg Planning Commission recommends that a school be placed in this area.

**CAPITAL PROJECT PROPOSAL FORM****VI. Project Status (Check those that apply)**

Nothing done but this report	_____	Land not yet acquired	_____x
Preliminary plans completed	_____	Land acquisition underway	_____x
Detailed plans completed	_____	Land acquired	_____
No land acquisition involved	_____	Project under contract	_____

(Please send site plans if available.)

**VII. Proposed Development Schedule** (Identify any known external factors which are critical to the timing of this project. For example, the opening of a major shopping center, or construction of a new school. None are known at this time.)

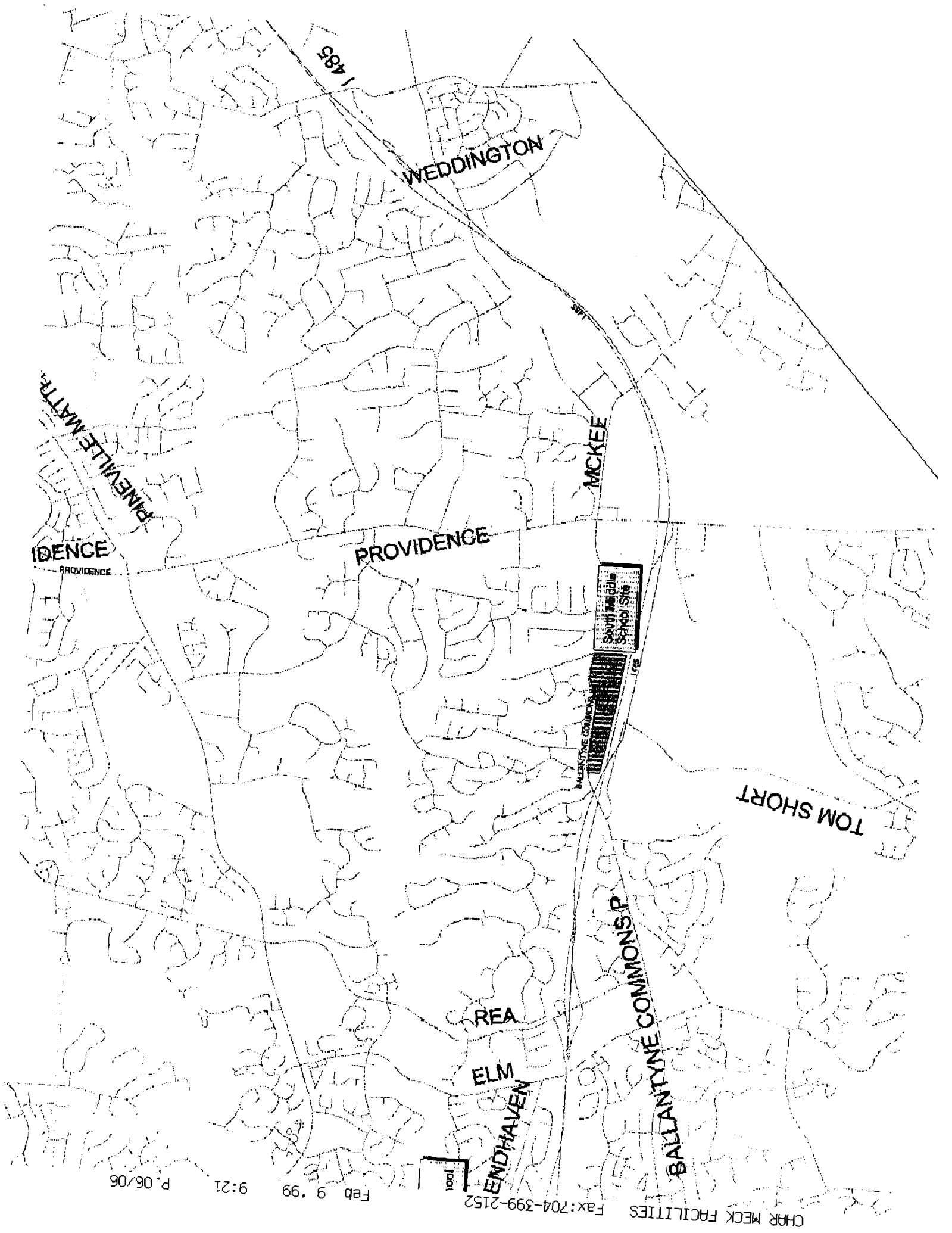
**VIII. Relationship of this proposal to other public projects.** (Is this project part of a series of interrelated capital projects? Is the project affected by or does it affect other public projects in the area?)

**IX. Project Cost Estimate** (Indicate the estimated total project cost and describe how this estimation has been made.)

Estimated cost, developed in conjunction with the CMS Capital Needs Assessment process is approximately \$24 million, including land purchase, construction, design, furnishings/equipment, and project management.

**X. Assistance Funds** (If State or Federal assistance funds are proposed, indicate the specific assistance program, and the status of any application for project funding assistance.)

N.A.



CHAR MECK FACILITIES  
Fax: 704-399-2152

Feb 9 '99 9:21 P. 06/06

BK. 225-28

BK.231-  
12

1-485

PG. 17

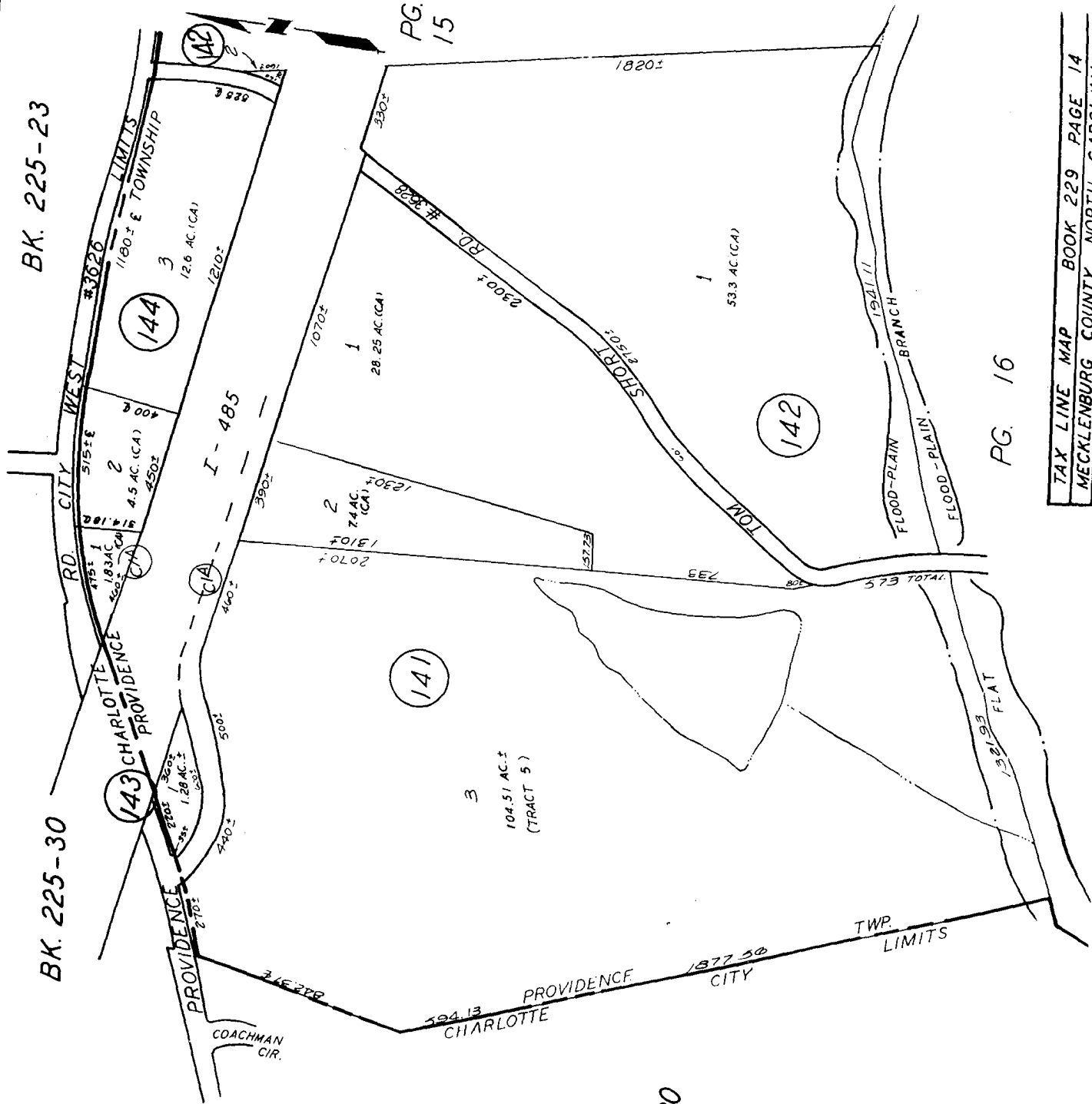
TAX LINE MAP BOOK 229 PAGE 15  
MECKLENBURG COUNTY, NORTH CAROLINA  
REVISED 5-6-98 8 SCALE 1"= 400'

PG. 16

14

BK. 225-23

BK. 225-30



PG. 25

PG. 20

PG. 16

TAX LINE MAP	BOOK 229	PAGE 14
MECKLENBURG COUNTY, NORTH CAROLINA		
REVISED 1-10-97 PCW	SCALE	1" = 400'

1000'

ELM  
ENDHAVEN  
REA

BALLANTYNE COMMONS P

TOM SHORT

BALLANTYNE COMMONS P

1485

South Middle  
School Site

PROVIDENCE

MCKEE

PROVIDENCE

PINEVILLE MATTHEW

WEDDINGTON

1485