



Chatham County, NC

Legislation Text

File #: 17-2096, **Version:** 1

Receive a request from the Board of Education for a vote to approve the purchase price of the elementary school site.

Introduction & Background:

NC General Statute 115C-426(f) requires that the board of education receive board of commissioners' approval on the purchase price of property.

The Board of Education has gone through an extensive process to identify and select a suitable site for the new elementary school.

The Board of Education has selected property on Andrew's Store Road at the southwest corner of the intersection of Parker Herndon Road. A plat of the property is attached.

To date, the Board of Education has performed the following site investigations of the property:

Administrative

- Preliminary review with Chatham County Planning indicates that the project will require a conditional use permit revision to the Briar Chapel C.U.P.

Design

- Architect has determined that a one-story 750 capacity elementary school physically fits on the site.
- Preliminary siting provides for one point of entrance on Parker Herndon Road.

Utilities

- Municipal water is in close proximity
- Briar Chapel's wastewater treatment facility is in close proximity

Traffic Impact Analysis

- Recommended Improvements
 - Andrews Store Road
 - Widen to three lanes from Granite Mill Blvd to Woodland Grove lane with appropriate turn lanes for Woodland Grove and Parker Herndon.
 - Parker-Herndon
 - Install turn lanes into site and onto Andrews Store Road
 - Install signal at Andrews Store/Parker Herndon

The closing date is projected to be during or prior to September of 2017.

Discussion & Analysis:

The board of education is requesting approval of the purchase price for the following property:

- Parcel # 0079946 (23.46 acres): Owned by Briar Chapel
- Parcel # 0002715 Windsor Parcel (2.05 acres) Owned by Briar Chapel
- Total acreage: 25.51 acres
- Total Cost: \$750,000.00 plus closing costs

Budgetary Impact:

The recommended 2018-2024 CIP includes \$750,000 for an elementary school.

Recommendation: Approve the purchase price for parcels 79946 and 2715 in the amount of \$750,000.00 plus closing costs.