



CHARLOTTESVILLE CITY SCHOOLS

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SUPPORTIVE INFORMATION SHEET CHARLOTTESVILLE CITY SCHOOL BOARD

DATE:	February 5, 2026
SUBJECT:	Potential Land Transfer (Property Adjacent to Sunrise Elementary) - Kim Powell
BACKGROUND INFORMATION:	<p>A local resident of 1324 Long Street currently owns a primary residence and two small adjacent "slivers" of land (TM parcels 500001200 and 500001100) situated between their home and the Sunrise Elementary School playground. While the resident qualifies for the City's elderly real estate tax relief program based on income and age, the ownership of these two additional parcels currently renders them ineligible for that relief.</p> <p>To resolve this issue, pro bono counsel from the Legal Aid Justice Center has proposed conveying these two smaller parcels—which have a combined assessed value of approximately \$5,300.00—to the Charlottesville City School Board.</p> <p>Key Considerations for the Board</p> <ul style="list-style-type: none">● Property Utility: The parcels are currently covered in vegetation and are not utilized by the owner.● Zoning and Legal Process: The parcels are currently zoned CX-5 (Residential). Staff are investigating whether the City will allow a simple zoning change to CM (Exempt Educational) or if the Board will be required to survey and plat the land to combine it with the existing school parcel (TM 500001000).● Potential Costs: CCS is working to quantify potential costs, including survey fees or legal expenses; however, no additional stormwater charges are anticipated as the land has no impervious surfaces.● Maintenance: A physical assessment is underway to determine if the existing fence line needs adjustment or if the property can be maintained in its current state. <p>Next Steps The Board is asked to review the feasibility of this transfer to assist a community member in high need while potentially expanding the school's footprint. Legal counsel for the Board, Andrew</p>

	Selman, has been introduced to the matter to facilitate the necessary legal review.
STRATEGIC PLAN:	<ul style="list-style-type: none"> ● Priority 4: Ensure Effective and Efficient Operations <ul style="list-style-type: none"> ○ Goal 4: CCS will demonstrate fiscal stewardship <ul style="list-style-type: none"> ■ Timely, accurate, and transparent communication of financial information to the school board and community.
RECOMMENDATION:	The Superintendent recommends that the School Board receive the information regarding the potential land transfer of TM parcels 500001200 and 500001100 adjacent to Sunrise Elementary School to assist a community member with tax relief eligibility, and determine the feasibility of incorporating these parcels into the school's property.
ACTION REQUIRED:	Please direct any additional questions to Kim Powell for follow-up.
CONTACT PERSON(S):	Kim Powell, Chief Operations Officer