

MANDATORY REFERRAL REPORT NO. 00-36
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
Transfer of County-owned Property
October 17, 2000

PROJECT LOCATION

The subject property is a 9.6 acre parcel located at 11930 Verhoff Drive, Tax Parcel number 017-421-07 (see attachment 1). The property is located within the Town of Huntersville.

PROJECT PROPOSAL

The Mecklenburg County Department of Engineering and Building Standards proposes to transfer the property to CPCC for future campus expansion.

PROJECT JUSTIFICATION

The property is proposed for transfer to CPCC for the purpose of future campus expansion needs. The property is currently owned by Mecklenburg County Chronic Disease Department.

RELATIONSHIP TO OTHER PUBLIC AND PRIVATE PROJECTS

The property lies within the jurisdiction of the Town of Huntersville. The land is zoned NR (neighborhood residential) currently and would have to be rezoned for campus/institutional use. The Town supports the campus expansion, but would need to know details of expansion plans before giving final approval. Any new development would have to follow the Town's new land use ordinance and would need to address watershed issues on the site.

2025 Transit/Land Use Plan: The site is within ¼ mile of the Verhoff station proposed in the 2025 Transit/Land Use Plan. Colleges can be transit supportive land uses, but designs of the campus expansion will need to adhere to transit development guidelines for areas within walking distance of a station.

MUMPO Thoroughfare Plan: MUMPOs Thoroughfare Plan shows a future eastward extension of Verhoff Drive. It will function as a minor thoroughfare.

PROJECT IMPACT

The project site is an undeveloped parcel, bounded by CPCC on one side and other large and sparsely developed parcels on the other side.

PROJECT COST

The tax parcel is assessed at value of \$156,400.

STAFF RECOMMENDATION

Staff recommends approval of the proposed transfer.

PLANNING COMMITTEE RECOMMENDATION

Decision deferred until CPCC presents campus expansion plans to Commission.



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