

MANDATORY REFERRAL REPORT NO. 00-44
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
Purchase of Oehler Farm Property (Huntersville)
December 19, 2000

PROJECT LOCATION

The subject property is a 140-acre parcel located on Huntersville-Concord Road, east of Huntersville's town center, Tax Parcel number 019-401-02 (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 purchase the property for 1) use by the Historic Landmarks Commission; 2) for open space preservation; and 3) for possible future joint use opportunities, such as a school, a firestation, and/or a park.

PROJECT JUSTIFICATION

The Historic Landmarks Commission proposes to preserve and restore an historic farmhouse that sits on this property. The property owners are selling the property in total, however, and not simply the piece of land where the house is located. Mecklenburg County proposes to purchase the property and to deed a portion of the property (5-10 acres) to the Historic Landmarks Commission. This portion of the property would be used for the preservation and restoration of the historic structures on the site. The Landmarks Commission may also move another historic property to the site. The Landmarks Commission hopes to eventually sell the historic house(s) to owners who would keep the property in its historic condition.

The remainder of the property would be preserved for open space and/or other future public uses. The Town of Huntersville has expressed interest in using part of the site for a future fire station. A portion of the site may also be appropriate for a future school. The Department of Park & Recreation does not have plans for an active park at the site, but it could be used for that purpose in the future. In the meantime, the land would be preserved as open space.

RELATIONSHIP TO OTHER PUBLIC AND PRIVATE PROJECTS

The property lies within the jurisdiction of the Town of Huntersville. The land is in the town's Open Space District. The intent of this district is to provide for "compact residential development with the preservation of open space and key rural heritage features." The proposed uses for the site are allowed in this district. The Huntersville Town Board has voted to give funds to the restoration of the historic buildings on the property.

2025 Transit/Land Use Plan: The site is over two miles from the North Transit corridor proposed in the 2025 Transit/Land Use Plan and from the rail alignment being considered in the current North Transit Corridor Major Investment Study (MIS).

PROJECT IMPACT

The project site is a largely wooded, former farm surrounded by agricultural and rural residential uses.



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Zoom Factor

1X

☐ Identify

Parcels

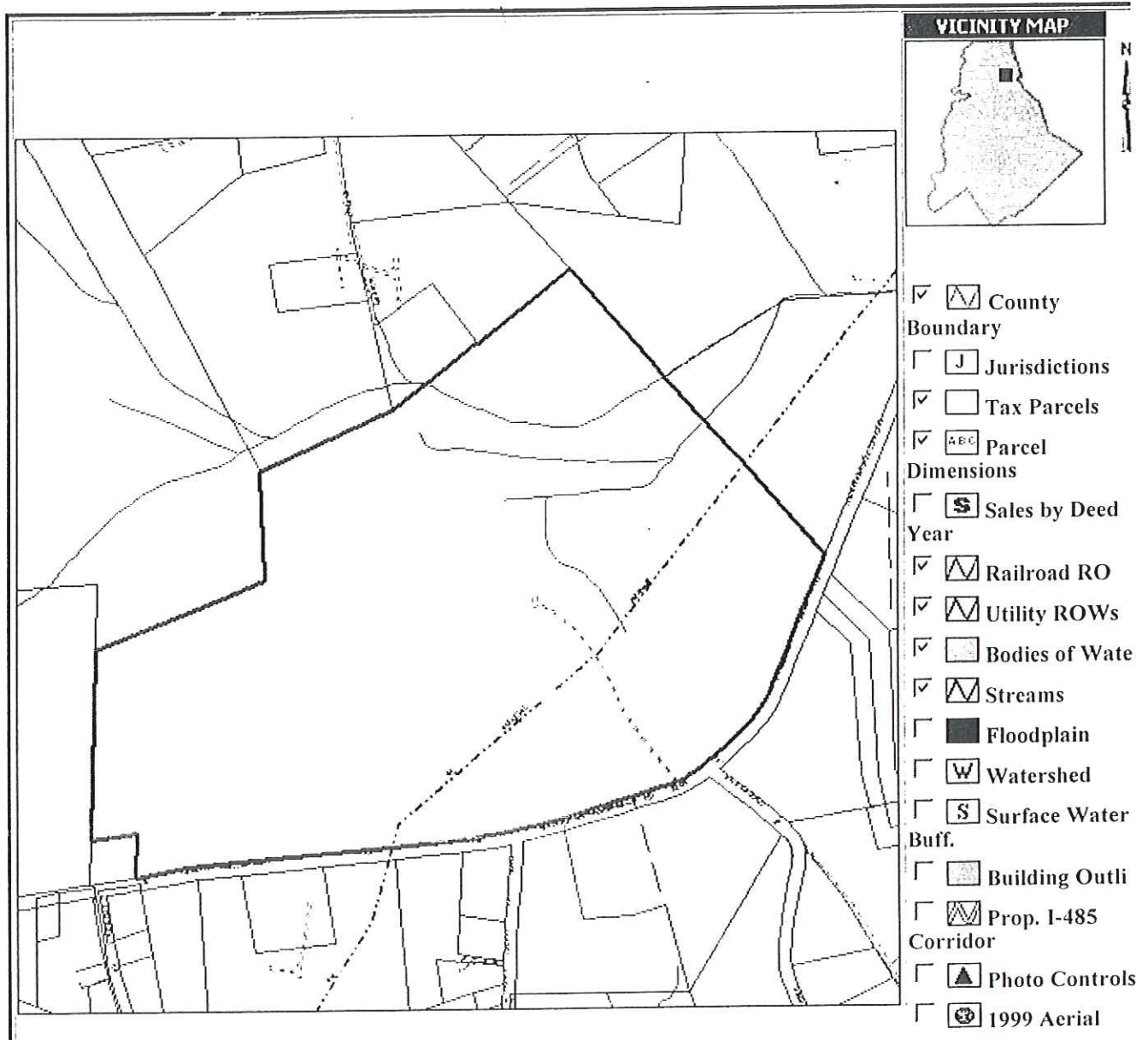
☐ Surveyor's Report☐ Adjoining Owner's Report within

10 FEET

☐ Measure

Start Line

Label Parcels by:





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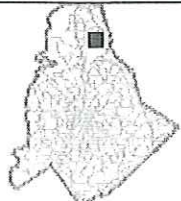
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
















VICINITY MAP



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LEGEND

- ☒  County Boundary
- ☐  Jurisdictions
- ☒  Tax Parcels
- ☒  Parcel Dimensions
- ☐  Sales by Deed Year
- ☒  Railroad ROWs
- ☒  Utility ROWs
- ☒  Bodies of Water
- ☒  Streams
- ☐  Floodplain
- ☐  Watershed
- ☐  Surface Water Buff.
- ☐  Building Outline
- ☐  Prop. I-485 Corridor
- ☐  Photo Controls
- ☒  1999 Aerial Photo
- ☐  Tax Parcel Land Use
- ☐  Preliminary

PROJECT COST

The land is for sale at a cost of \$2,700,000.

STAFF RECOMMENDATION

Staff recommends approval of this purchase for the proposed uses.

PLANNING COMMITTEE RECOMMENDATION

The Planning Committee approved the purchase on a vote of 4-1.