

MANDATORY REFERRAL REPORT NO. 08-42
Proposed Acquisition of Land for a Middle School Site on Stumptown Road in Huntersville

PROJECT PROPOSAL AND LOCATION:

Charlotte-Mecklenburg Schools proposes to purchase approximately 35 acres located on the north side of Stumptown Road in the Town of Huntersville upon which to construct a middle school. The property (parcels 009-341-01, 009-101-28, and 009-341-99) is located between Statesville Road (US21) and Old Statesville Road (NC Hwy 115).

The parcels are located within an area which is zoned NR (neighborhood residential), according to the Huntersville Zoning Ordinance. The property is vacant and clear of mature vegetation, appearing to have been farmed until fairly recently. A small overhead power line crosses the property.

At the southwestern corner of the site is an older single family home which is occupied (that is not proposed for acquisition, but could be acquired at a later time). Adjacent to the west and north is the neighborhood of Monteith Park which is comprised of townhomes and single family homes. Adjacent to the east are older single family homes. Across Stumptown Road to the south is a newer religious facility and recreational fields.

PROJECT JUSTIFICATION:

Charlotte-Mecklenburg Schools *Long Range School Facilities Master Plan* (2008) identifies the need to build a new middle school in this approximate location by the year 2012-2013. The proposed middle school site currently lies within the Bailey Road Middle School attendance boundary and will relieve overcrowding at Bailey Road Middle, Bradley Middle, Alexander Middle and Ranson Middle Schools. Without scheduled relief, Bailey Road Middle (about 3.9 miles north of the site) has a core capacity of 1047 students with an expected 2012-13 enrollment of 1527 (146% of capacity); Bradley Road Middle (about 5.4 miles northwest of the site) has a core capacity of 946 students with an expected 2012-13 enrollment of 1447 (153% of capacity); Alexander Middle (about 4.1 miles south of the site) has a core capacity of 820 students with an expected 2012-13 enrollment of 1683 (205% of capacity); Ranson Middle (about 9.1 miles south of the site) has a core capacity of 744 students with an expected 2012-13 enrollment of 1367 (184% of capacity).

The overcrowding of these middle schools is a result of the population growth that has occurred in the northern portion of Mecklenburg County.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The Town of Huntersville Zoning Ordinance allows for middle schools within NR Residential zoning. Schools are generally considered to be compatible with residential land uses. The integration of schools and neighborhoods is encouraged.

The property is located near the existing residential subdivision of Monteith Park. There are other subdivisions in the construction and planning stages within a two mile radius.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

According to the Town of Huntersville, a middle school at this site does not conflict with any existing adopted land use plans and is allowed under existing zoning. However, a traffic impact analysis was performed by the Town which does show that this type of use would require some improvements to nearby portions of Stumptown Road and where Stumptown Road intersects NC 115 and NC 21 respectively.

PROJECT IMPACT:

The property is strategically located to address immediate middle school enrollment growth in this region of Mecklenburg County. The opening of a new middle school in this area would relieve overcrowding at the middle schools serving Huntersville and Cornelius.

Stumptown Road is the main thoroughfare through the area. Increased traffic around the school campus is expected for two 30-minute periods in the morning and afternoon. Charlotte Mecklenburg Schools works closely with the Charlotte Department of Transportation, the NCDOT and the site designers to minimize this impact.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known public or private projects that will be impacted by this project.

ESTIMATED PROJECT COMPLETION

Acquisition of the land is proposed to be funded by 2007 Bonds. The funding for the site is to be approved by the Board of Education and the Board of County Commissioners.

School design and construction will be funded by a future bond referendum. The expected middle school completion date and move-in date is 2012-2013.

JOINT USE TASK FORCE REVIEW COMMENTS:

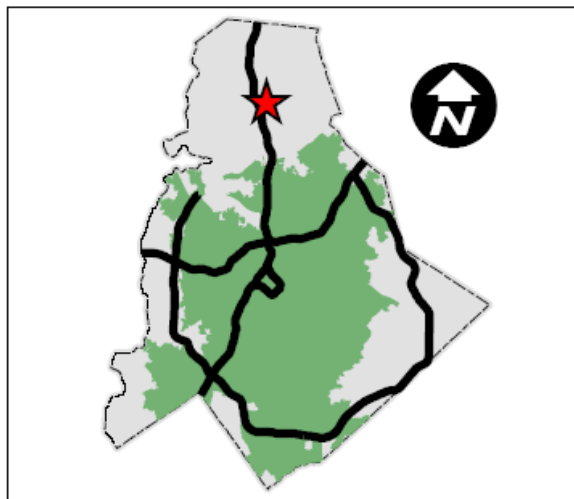
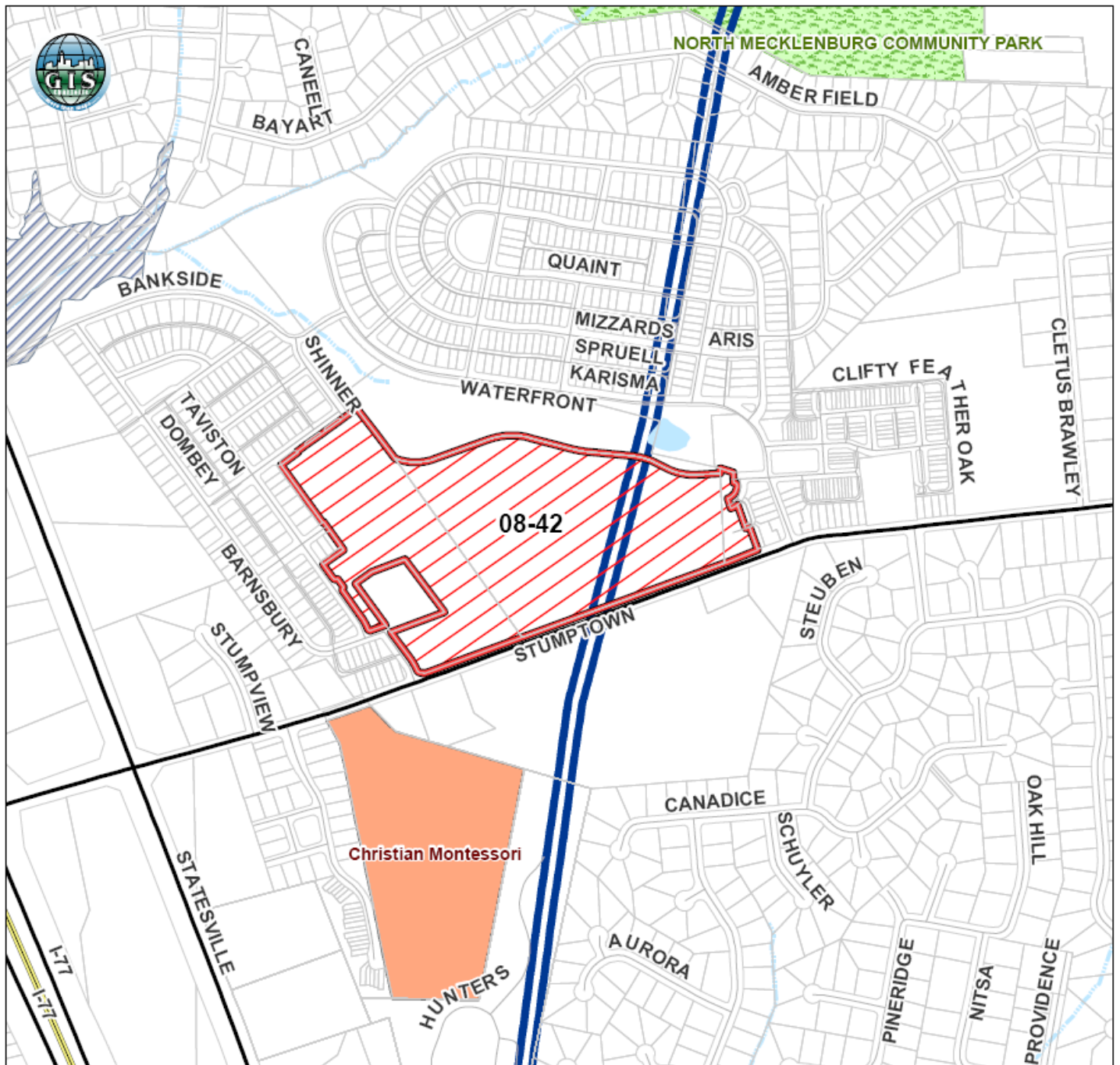
The Joint Use Task Force discussed this matter at their November 5, 2008 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

In concurrence with the assessment performed by the Town of Huntersville, Planning staff recommends approval of this transaction.





CMPC PLANNING COMMITTEE RECOMMENDATION:

At their November 18, 2008 meeting the Planning Committee recommended approval by a 5-0 vote.



Mandatory Referral 08-42

CMS

-  Mandatory Referral
-  FEMA 100 Year Floodplain
-  Park Property
-  Overhead Electrical Transmission Lines

