

MANDATORY REFERRAL REPORT NO. 09-12
Proposed County Acquisition, Exchange, and Sale of Land off Holbrooks Road near Huntersville

PROJECT PROPOSAL AND LOCATION:

This project is comprised of three parts:

- (1) County's proposed purchase of (land only) Tax Parcel 01920107 located at 13240 New Haven Drive, in Huntersville's extraterritorial jurisdiction;
- (2) proposed exchange of the acquired parcel 01920107 for adjoining vacant Tax Parcel 01920106 (13234 New Haven Drive); and
- (3) subsequent proposed sale of Tax Parcel 01920106 (acquired via the proposed exchange) by County as surplus property for future single family development.

The two single family lots proposed to be purchased, exchanged and sold are in a small residential subdivision off Holbrooks Road south of Huntersville, just east of Old Statesville Road (NC115). The area is zoned NR single family development according to the Huntersville zoning ordinance.

PROJECT JUSTIFICATION:

In 2000, a single family house was built in error on Tax Parcel 01920107 through the County's now defunct community development group. The house was built for a citizen who actually owned the adjoining lot (Tax Parcel 01920106) where the house should have been constructed. The purpose for the above series of transactions is to correct the error by purchasing the lot upon which the citizen's house sits, exchanging it for the adjoining lot that the citizen owns, and then selling the citizen's lot.

The family of the citizen for whom the house was originally built still owns and occupies the house.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This series of transactions is proposed to correct an earlier error regarding ownership of the two residential lots and to sell the unneeded lot to someone for single family development.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The use of both of the lots as single family residential is consistent with the *East Huntersville Area Development Plan*. It is also consistent with the zoning district (NR – Neighborhood Residential). Huntersville staff supports this transaction.

PROJECT IMPACT:

These transactions will have no impact on the surrounding neighborhood since the undeveloped parcel is also zoned for single family development (NR) under Huntersville's ordinance. The intent is to market the acquired parcel for single family residential development.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no relationships to other projects.

ESTIMATED PROJECT COMPLETION DATE:

The purchase of this lot is funded; funds from the sale of the newly acquired lot will reimburse the purchase funding source. The three transactions will take place as quickly as possible once approvals are received.

JOINT USE TASK FORCE REVIEW COMMENTS:

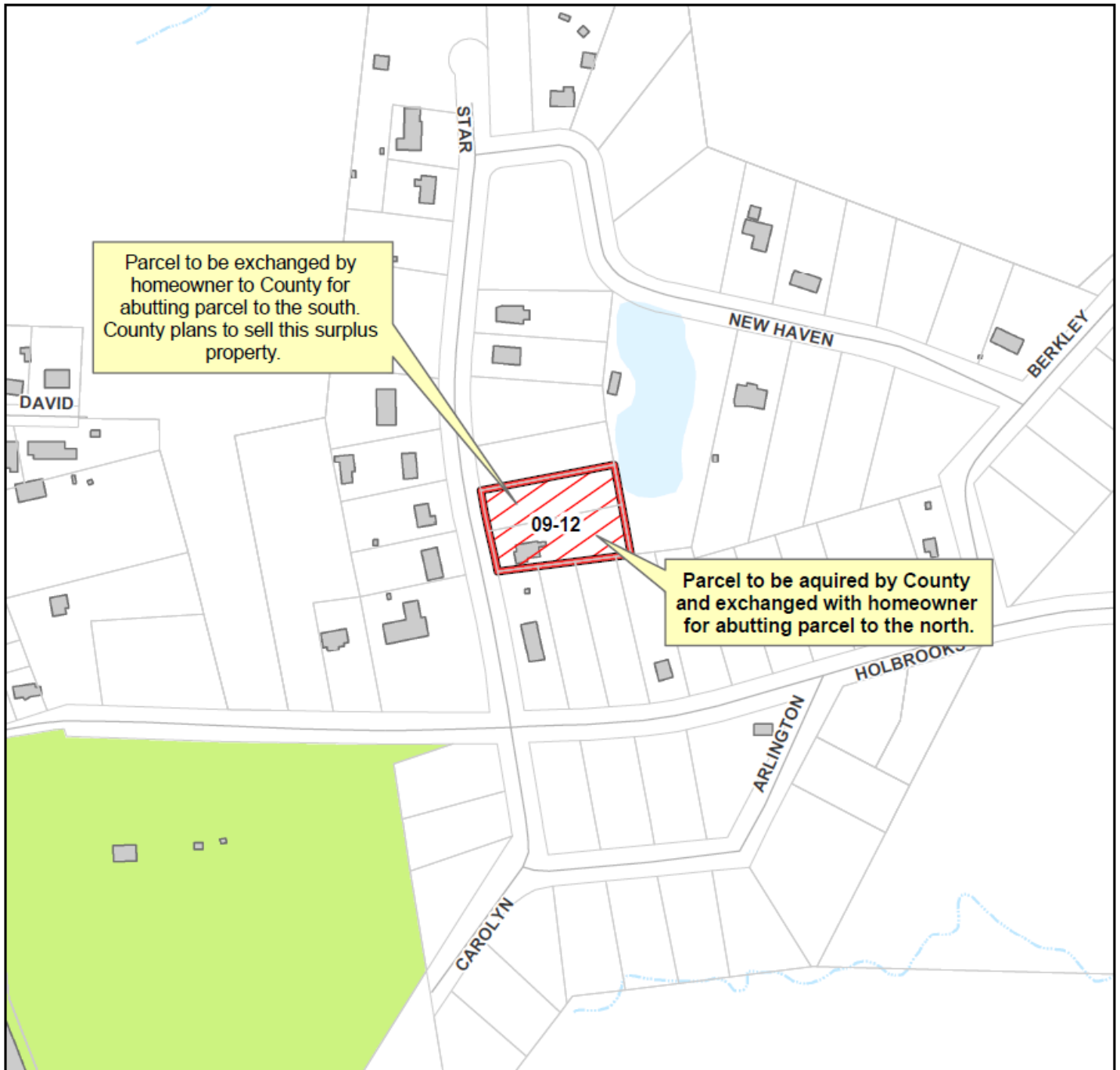
The Joint Use Task Force reviewed this matter at their June 3, 2009 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of these transactions.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their June 16, 2009 meeting the Planning Committee recommended approval by a 6-0 vote.



Mandatory Referral 09-12

Submitted and Initiated by: County Real Estate



Mandatory Referral



County Property

