

MANDATORY REFERRAL-REPORT NO. 16-29
Proposed CPCC Merancas Campus and Huntersville Recreation Center Development Project

PROJECT PROPOSAL AND LOCATION:

Central Piedmont Community College (CPCC) and the Town of Huntersville (Town) approached Mecklenburg County (County) with a proposal to convey County-owned land within the Town of Huntersville for the expansion of the CPCC Merancas Campus located on Verhoff Drive in Huntersville and the construction of a recreation center on adjacent County-owned land. The resulting development can serve the goals of all three entities.

CPCC is proposing construction of a +/- 110,000 square foot Public Safety Center (public safety classroom building) at the intersection of Hwy. 21 (Statesville Ave.) and Verhoeff Drive indicated as Area A on the accompanying illustration. The property on which this building is proposed is County-owned and was once home to the Gatling Juvenile Detention Center. The Gatling building still remains on the site, is vacant and is no longer actively used by the County. The property sits immediately west of the Town-owned and operated Huntersville Aquatic Center. As part of the proposed conveyance, CPCC has agreed to enter into an arrangement to allow the Town to use parking at the proposed Public Safety Center for activities planned at the Aquatic Center during non-school hours.

South of Verhoeff Drive from the future Public Safety Center in Areas B and C on the accompanying map, CPCC proposes to build a Public Safety Training Village and a Commercial Driving License (CDL) lot. This property is County-owned. The training village is proposed for 40,000 square feet of space for training programs in jail/detention, emergency telecommunications, fire & rescue, EMS, joint public safety, law enforcement and Basic Law Enforcement (BLET). In addition to the Public Safety Training Village, this site will contain a parking lot (Area D on the attached illustration) that will be used primarily for training students enrolled in the CDL program. Prior to this proposal the Town had plans to construct a recreation center on Areas B and C but with this new proposal, the Town's recreation center and associated parking will shift from Areas B and C to the far eastern portion of County-owned Tax Parcel 017-421-10 under a modified lease arrangement between the County and the Town. As part of this proposal, the Town has also agreed to allow use of this future recreation center by CPCC.

On Tax Parcel 017-421-07 which is owned by CPCC, the college has agreed to build at least 100 additional parking spaces and to enter into an agreement with the Town which allows the Town to use those parking spaces. Additionally, CPCC has agreed to build a vehicular connection between the future parking lot on this parcel and the Town's recreation center.

The real estate transactions and joint use agreements outlined below will be completed by the County, the Town, and CPCC:

Mecklenburg County conveyances to CPCC

1. County to convey Tax Parcels 017-204-01 & 017-204-04 (Area A) to CPCC for construction of the Public Safety Classroom Center and associated parking lot
2. County to convey Tax Parcels 017-421-11, 017-204-02 & a portion of 017-421-10 (Areas B, C, and D) for a Public Safety Training Village and CDL parking lot

Interlocal/Joint Use Agreements

1. CPCC and the Town of Huntersville agree to enter into a joint use agreement to allow for parking by visitors to the Huntersville Aquatic Center at the Public Safety Classroom Center (Area A)
2. CPCC and the Town to enter into a joint use agreement to allow the Town to use parking at the CDL Training Village parking lot (Area D)
3. Town to construct a recreation center and driveway on the eastern portion of Tax Parcel 017-421-10 (Area E). Town and CPCC to enter into a joint use agreement that allows CPCC to use the recreation center for college related activities.
4. CPCC to construct a parking lot with vehicular access to the Town's recreation center with at least 100 parking spaces on CPCC-owned Tax Parcel 017-421-07 (Area F). CPCC and the Town to enter into an agreement which allows to the Town to use this parking lot.

The properties are located within several zoning categories under the Town of Huntersville's Zoning Ordinance, including Highway Commercial (HC), Neighborhood Residential (NR), and Campus Institutional (CI). The Town and CPCC will be responsible for ensuring that any future facilities that are constructed are done so under the proper zoning category.

PROJECT JUSTIFICATION:

The need for indoor recreation in Huntersville has grown tremendously since the last indoor recreation space was added in Huntersville in 2009. Due to tremendous population growth in Huntersville and North Mecklenburg, many residents have been turned away from participating in recreation programs due to the lack of indoor facilities.

This project would allow more residents to participate in recreation programs such as summer camps, afterschool programs, senior programs, volleyball, basketball, pickleball, badminton, futsal, teen programs and many other recreation programs.

The need for expansion for both the public safety classroom building (Hwy. 21) and the new training village/CDL lot will provide immediate and long term support for our new and existing program offerings at CPCC. These programs will allow CPCC to assist with closing the skills gap in many high demand job areas.

The proposed new Public Safety Center will be designed to allow the college to expand current training offerings for the BLET program. Currently, we capacity has been reached with the number of sections that can be offered due to classroom space so expanding space will allow more students to be served. Additionally, the new classroom space will allow for new recruit level training for fire and Emergency Medical Services (EMS) professionals.

As communities in Mecklenburg County continue to grow, the demands that expanding populations place on their public safety providers will grow. To that end, this facility would ultimately provide benefits to the County and its residents. This shared facility would also assist with making training more efficient and cost effective, providing an economic benefit for the cities and towns in the County.

Additionally, the new training village/CDL lot would be used as a platform for training students enrolled in our new CDL and first responder programs. On January 2016, CPCC opened a new CDL program to address the national and regional driver shortage concern. The proposed CDL pad will allow instructors to properly train students on how to back trailers at 45 and 90 degree angels. This new training pad will also allow more students to be served in a safe environment. Currently there are over 90 students on a waiting list and due to limited space, demand cannot be accommodated.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The Town of Huntersville's 2020 Parks and Recreation Master Plan calls for four additional indoor basketball courts to be developed by 2020.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

There is no specific land use plan that covers this geography; the land use changes would therefore be guided by the Town of Huntersville Zoning Ordinance, as detailed below:

- Area A: parcel 017-204-01 is Campus Institutional and and parcel 017-204-04 is Neighborhood Residential,
- Areas B,C,D: parcel 017-421-11 is Campus Institutional, 017-204-02 is Highway Commercial and a portion of 017-421-10
- Area E is Neighborhood Residential, and
- Area F: parcel 017-421-07 is Campus Institutional.

The portion of Area E upon which the Town plans to build the recreation center is Neighborhood Residential which allows parks and related structures as "permitted uses with conditions".

In terms of consistency, while the majority of parcels for the CPCC expansion are zoned Campus Institutional and allow for the proposed uses, the Neighborhood Residential (parcel 017-204-04) of Area A and Highway Commercial districts (parcel 017-204-02) don't allow for campus institutional types uses and will need to be rezoned to Campus Institutional District. The Town and CPCC will work together to rezone the property to allow for the construction of proposed facilities.

PROJECT IMPACT:

This will allow the town to continue to serve the residents of Huntersville and North Mecklenburg as it relates to indoor recreation. This expansion will allow CPCC to enhance partnership with Mecklenburg County agencies and serve more students thus strengthening the workforce pipeline.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

Other than the public entities involved in the project, the project has no known relationship to other projects.

ESTIMATED PROJECT COMPLETION DATE:

Conveyance of the various properties to CPCC from the County and completion of the various joint use agreements is anticipated to occur by fall 2016.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their July 6, 2016 meeting and no comments were offered.

TOWN OF HUNTERSVILLE PLANNING STAFF RECOMMENDATION:

The properties are located within the Town of Huntersville's planning jurisdiction. The town is a partner in the proposed transaction and is therefore in support.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their July 19, 2016 meeting the Planning Committee recommended approval by a 6-0 vote.

New
Public
Safety
Annex



