

Initiated by: Dennis Rorie, Charlotte-Mecklenburg Schools (Facility Planning & Management)
Submitted by: Dennis Rorie, Charlotte-Mecklenburg Schools (Facility Planning & Management)
Reviewed by: Jack Simoneau, Huntersville Planning Department

MANDATORY REFERRAL | REPORT NO. 19-02

Proposal to acquire land in North Mecklenburg for future planning

PROJECT PROPOSAL AND LOCATION:

Charlotte-Mecklenburg Schools (CMS) intends to acquire a +/-0.59ac site located at the northwest corner of the Old Statesville Road and Alexandriana Road intersection. The tax parcel for the site is 01705109. The site currently has a +/- 2,300 sf unoccupied single-family house on the property. The property is zoned NR based on zoning information obtained from Mecklenburg County Polaris.

PROJECT JUSTIFICATION:

Acquisition of this site will protect a long-term facility planning interest by completely controlling the northwest corner of the intersection noted above, and allows for long-term flexibility if the opportunity to replace North Mecklenburg High School on the existing campus arises.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent with adding to the needed site acreage for new High School construction.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Huntersville 2030 Community Plan supports continued access to public facility needs to meet demand generated by existing, as well as future growth and development.

PROJECT IMPACT:

Acquisition of the property will allow for planning, design, and construction flexibility if North Mecklenburg High School were to be rebuilt on the existing campus.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known public projects.

ESTIMATED PROJECT COMPLETION DATE:

Acquisition of the property is anticipated to occur 2nd quarter 2019.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed the proposed transaction over email on February 4th, 2019 and no comments were offered.

PLANNING STAFF REVIEW:

Town of Huntersville staff has reviewed the proposal and has the following comments:

Conclusions:

- This parcel is a residual single-family lot adjacent to the North Mecklenburg High School.
- The acquisition of the parcel provides for the opportunity of future school expansion.

Adopted Goals and Policies:

- The Huntersville 2030 Community Plan supports continued access to public facility needs to meet demand generated by existing, as well as future growth and development.

CMPC PLANNING COMMITTEE REVIEW:

The Planning Committee reviewed Mandatory Referral 19-02 on February 19, 2019 and has no additional comments for the submitting agency.



