

**MANDATORY REFERRAL REPORT NO. 97-27**  
**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
**NEW LIBRARY FACILITY FOR TOWN OF MINT HILL**  
**SEPTEMBER 1997**

**PROJECT LOCATION**

The 2.117 acre site (tax parcel 195-051-31) is adjacent to the Mint Hill Festival Shopping Center and is currently vacant. It is owned by the Town of Mint Hill. Under the Mint Hill zoning system, the parcel was rezoned from R-15 (Residential) to BG-CU (General Business-Conditional Use).

**PROJECT PROPOSAL**

The Public Library of Charlotte and Mecklenburg County plans to construct a new 12,000 square foot facility on property purchased by the Town of Mint Hill. The Town has agreed to lease the land to the Library for 50 years at a cost of \$1.00 per year.

**PROJECT JUSTIFICATION**

The new facility will replace the existing leased 5,000 square foot Mint Hill Branch Library that is located within McEwen Shopping Center. It was approved in the 1995 Mecklenburg County Bond Referendum.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS**

The existing land use plan (East District Plan) for the area in question recommends that the future branch library site have a single family use. However, it should be noted that the property is within the town limits of Mint Hill, and it is consistent with the Mint Hill land use plan. Most of the land surrounding the site is proposed for single-family.

**PROJECT IMPACT**

This new facility will add an additional 7,000 square feet of space for library activities and supplies. Construction of the library project would begin in September 1997 and end in June 1998.

**PROJECT COST**

Cost of the project is estimated at \$1.4 million, to be paid by the Public Library of Charlotte and Mecklenburg County. The Town of Mint Hill will pay a sum of approximately \$120,000 to furnish the facility.

**STAFF RECOMMENDATION**

Staff recommends that the new Mint Hill Branch Library project be built as proposed.

**PLANNING COMMITTEE RECOMMENDATION**


Recommend for approval.

**CHARLOTTE - MECKLENBURG  
PLANNING COMMISSION**

**INTER - OFFICE COMMUNICATION**

**DATE:** July 21, 1997

**TO:** Rich Rosenthal  
Chief of Operations  
Public Library

**FROM:** Debra D. Campbell   
Planning Division Manager

**SUBJECT:** Mandatory Referral # 97-27

We have received your request to process a mandatory referral report to develop a 12,000 square foot branch library in the Town of Mint Hill. Kevin Hall on our staff has been assigned the review responsibility.

To date, the Planning Committee isn't scheduled to meet in August. **Therefore, this mandatory referral #97-27 is tentatively scheduled for Planning Committee consideration on Tuesday, September 16, 1997 at 5:00 p.m.** The meeting will be held in the Planning Commission's Uptown Conference Room on the 8th Floor of the Charlotte Mecklenburg Government Center.

If you have questions, please contact Kevin at 336-8309 or me at 336-2671.

cc. Kevin Hall



## Public Library of Charlotte & Mecklenburg County

310 North Tryon Street ■ Charlotte ■ North Carolina ■ 28202 ■ 704-336-2801 ■ FAX 704-336-7836

Rich Rosenthal  
Chief of Operations  
704/336-2860  
rhr@plcmc.lib.nc.us

July 17, 1997

Melony McCullough  
Charlotte Mecklenburg Planning Commission  
600 East Fourth Street  
Charlotte, NC 28202

RE: Mint Hill Branch Library

Dear Melony:

Enclosed is a Mandatory Referral form for the Mint Hill Branch Library project. This is a peculiar project to submit because the Town of Mint Hill has its own Planning Board and my understanding is that the Charlotte Mecklenburg Planning Commission has no jurisdiction in Mint Hill. Nevertheless, the project is required to go through the Mandatory Referral process because it involves construction performed by the Library.

For your information, the project is actually a joint project of the Library and the Town of Mint Hill. Under the terms of our agreement, the Town acquired the site and leased it to the Library for 50 years at \$1 per year. The Library will design and construct a 12,000 square foot facility that will replace the existing 5,000 square foot storefront facility. The Town will also provide the funding for the furnishings of the facility estimated at \$120,000.

Please let me know if you have any questions or comments or if I can provide you with additional information about the project.

Sincerely,

Rich Rosenthal  
Chief of Operations

cc: Mint Hill - Mandatory Referral File

195-005-31

CAPITAL PROJECT PROPOSAL FORMInstructions:

This form is provided to capital project initiating agencies and departments for reporting proposed projects to the Charlotte-Mecklenburg Planning Commission in accordance with the requirements of North Carolina House Bill 855.

Proposed capital projects are to be submitted to the Planning Commission using this form, at least 30 days prior to presenting the project to the governmental unit having authority to authorize it.

In order to constructively review a project proposal a full description of the project and its objectives is necessary. Please provide all of the information requested and all available graphic information. You will be advised when the project is scheduled for Planning Commission consideration so that your department representative may be present to respond to questions.

I. Initiating Department Public Library Date 4/17/97

Submitted By Rich Rosenthal, Chief of Operations

Department Representative \_\_\_\_\_

II. Project Name Mint Hill Branch Library

Location and Description of Project The Library will construct a new 12,000 sf facility on property purchased by the Town of Mint Hill and leased to the Library for 50 years. The 2 acre site is located on Hwy. 51 in the Town of Mint Hill adjacent to the Mint Hill Festival Shopping Center. It is recorded on Map Book 28, page 74 of the Mecklenburg County Registry.

III. Project Justification/Need The project will replace the existing leased 5,000 sf Mint Hill Branch Library located in a small strip shopping center. It was approved in the 1995 Mecklenburg County Bond Referendum.

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## IV. Project Status (check those that apply).

Nothing done but this report	_____	Land Not yet acquired	_____
Preliminary plans completed	_____	Land acquisition underway	_____
Detailed plans completed	<u>X</u>	Land acquired	_____
No land acquisition involved	<u>X</u>	Project under contract	_____

V. Proposed Development Schedule

	<u>Begin</u>	<u>Completed</u>
Planning	_____	_____
Land	_____	_____
Construction	<u>September 1997</u>	<u>June 1998</u>

(Identify any known external factors which are critical to the timing of this project. For example, the opening of a major shopping center, or construction of a new school).

## VI. Relation of this proposal to Other Public Projects. (Is this project part of a series of interrelated capital projects? Is the project affected by or does it affect other public projects in the area? \_\_\_\_\_)

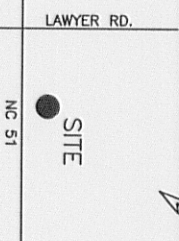
## VII. Project Cost Estimate - (indicate the estimated total project cost and describe how this estimation has been made). \_\_\_\_\_

\$1.4 Million

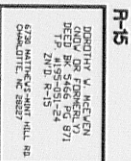
## VIII. Assistance Funds - (If State or Federal assistance funds are proposed indicate the specific assistance program, and the status of any application for project funding assistance). \_\_\_\_\_

Revised: 9-28-82





VICINITY MAP  
NOT TO SCALE



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DOROTHY V. MCEWEN  
CNDV OR FORMERLY  
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T.P. #195-051-11  
ZND. R-15

BG-CUD

CK-CHARLOTTE RETAIL  
#2A LTD. PARTNERSHIP  
(NOW OR FORMERLY)  
DEED BK 4969 PG 329  
T.P. #195-051-27

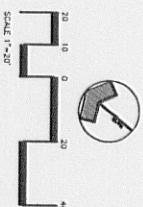
R-14

RICE R. H. ESTATE

T.P. #135-027-15  
6411 MATTEWS-MINT HILL RD  
CHARLOTTE, NC 28227

EXIST. 100' R-O-W

MATTHEWS-MINT HILL ROAD  
NC HWY 51



Debra President in Charge	MM LETTER
Project Architect	AV HENSON
Owner	DAVE HENSON
Drawn By	DAVE HENSON
Scale	3/31/87
AutoCAD® Dwg. Name	314022 1=20
Revisions	
Rev	Rev
1	1
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