

**MANDATORY REFERRAL REPORT NO. 97-34  
CHARLOTTE-MECKLENBURG PUBLIC LIBRARY  
ACQUISITION AND SALE OF PROPERTY  
DECEMBER, 1997**

**PROJECT LOCATION**

The subject properties are located at 21103 (tax parcel number 030-174-01) and 21228 Catawba Avenue (tax parcel number 005-204-18) in the Town of Cornelius. The site for the new Library is approximately 1 acre. The old Library facility is a 1,713 square foot building.

**PROJECT PROPOSAL**

The Public Library of Charlotte and Mecklenburg County is proposing to purchase the 1 acre site located at 21103 Catawba Avenue to construct a new library for the Town of Cornelius. The Public Library is also proposing to sell the old Library property located at 21228 Catawba Avenue.

**PROJECT JUSTIFICATION**

The Town of Cornelius initiated this request and it was approved by the County Commissioners on August 12, 1997. The new library will provide basic library services within the Town of Cornelius. Services will be targeted to senior citizens, school and preschool children.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS**

The old Cornelius Branch Library was closed when the North County Regional Library opened in September, 1997. The new Library will avoid duplication of reference and computer resources that are available at the new North County Regional Library.

The North District Plan recommends a single family land use with under 3 dwelling units an acre for the new Library site. The site is zoned Neighborhood Residential and a library is a permitted use within this zoning classification. Surrounding land uses include single family houses, two churches, and Cornelius Elementary School.

**PROJECT IMPACT**

Staff is not aware of any adverse impacts associated with this project.

**PROJECT COST**

Mecklenburg County will finance the construction of the new Library project up to \$750,000. The Town of Cornelius is contributing \$272,000.

The tax value of the old Library is \$107,390. Administrative costs associated with the sell of this property is not available at this time.

**STAFF RECOMMENDATION**

Staff supports the purchase of the site for the new Library and the sell of the old Library property.

**PLANNING COMMITTEE RECOMMENDATION**

The Planning Committee recommended approval of (1) the purchase of the library site; and (2) the sale of the former library facility.

**ADDENDUM**  
**MANDATORY REFERRAL REPORT NO. 97-34**  
**CHARLOTTE-MECKLENBURG PUBLIC LIBRARY**  
**ACQUISITION AND SALE OF PROPERTY**  
**JANUARY, 1998**

This addendum is in response to information requested at the Planning Committee's December 16, 1997 meeting.

**Joint Use/Cornelius Elementary School Site**

The Planning Committee inquired about the possibility of locating the library on the site of the Cornelius Elementary School.

- Currently, the school site is being developed with 13 additional classrooms, a new gymnasium, and additional parking. Once this is completed the site will be developed to its maximum capacity.

**Catawba Avenue Widening**

The Planning Committee also requested information regarding the widening of Catawba Avenue.

- Catawba Avenue is no longer the same as N. C. 73. N.C. 73 was relocated to Exit 25, (Sam Furr Road). Catawba Avenue is a pedestrian friendly street that primarily serves local traffic. Catawba Avenue is a State maintained road, and there are plans to widen Catawba Avenue to 4 lanes, west of I-77. The library site is located east of I-77, and there are no plans to widen Catawba Avenue in this area. The Town of Cornelius is determined to maintain the existing "town center" character in this area.

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 OLD LIBRARY SITE



