

**MANDATORY REFERRAL REPORT NO. 98-21**  
**CHARLOTTE MECKLENBURG PLANNING COMMISSION**  
**PROPOSED NEW SCHOOL SITE**  
**NORTH HIGH SCHOOL SITE - BEATTIES FORD ROAD**

**PROJECT LOCATION**

The Charlotte-Mecklenburg Board of Education proposes to purchase 78 acres of land (Tax Parcel Numbers 015-161-13 and 015-161-20 / See Attached Maps) located in the 11500 block of Beatties Ford Road, north of Hambright Road. The proposed school site is located within the Town of Huntersville's Zoning Jurisdiction. Fifty-eight acres of the site are designated as an Open Space District and the remaining twenty acres are part of a Neighborhood Residential District (Conditional). Both districts permit schools, but the Conditional portion is restricted to residential and thus would require a rezoning to remove the conditions. The site is part of a larger area that is scheduled for annexation into Huntersville as of June 30, 1999. The site is also part of the Mountain Island Lake Watershed Protection Area (PA-1) which limits the amount of impervious cover to 24 percent of the site. The High Density Options (Section 10.509 of the Mecklenburg Code) allows for greater impervious cover (50%) provided engineered controls are used to manage stormwater runoff.

The site has access to both water and sewer services and road access is provide by 1810 feet of frontage along Beatties Ford Road which is a minor thoroughfare. The site configuration is very amenable to a school campus layout with no steep slopes (in excess of 15%), bodies of water, or floodplain.

**PROJECT PROPOSAL**

This proposed project calls for the purchase of 78 acres of land by the Board of Education to serve as a site for a new high school. The new high school will accommodate about 1600 (9-12 grades) students, to be drawn largely from the northern region of the district. The school is anticipated to be completed and opened for the 2000-2001 school year. Additional acreage (18) is being purchased to accommodate all the required high school facilities within the 24 percent impervious cover limitation of the Mountain Island Watershed (PA-1).

**PROJECT JUSTIFICATION**

The site is located to address future enrollment growth in this region of the district in grades 9-12 and to relieve present and/or anticipated overcrowding at several high schools, most notably North Mecklenburg, but also Vance and West Charlotte High Schools. The site's "west of I-77" location provides geographic balance to North Mecklenburg High School, which is east of I-77, and can create an opportunity to possibly utilize the I-77 corridor as a natural attendance boundary between the two schools.

## **PROJECT IMPACT**

The proposed school at this location will provide relief from overcrowding at the above referenced schools and room for additional enrollment growth at these schools.

The proposed site supports the principles (Proximity, Diversity, Utilization, Stability) prescribed to be used in the siting of future schools which were developed by the Charlotte-Mecklenburg Schools Future School Planning Task Force (Committee of 33). The location is in general proximity to crowded school attendance areas, to areas of anticipated growth, and to areas of concentrated black and non-black populations. (See attached for a more detail description of the site selection process.)

A new school at this location would be in concert with the Town of Huntersville's plans for this area and support residential neighborhoods, rural compounds, and mixed-use traditional neighborhood developments which are recommended for this area.

## **RELATIONSHIP TO OTHER PUBLIC AND PRIVATE PROJECTS**

The new north middle school is just north of this site at Beatties Ford Road and Jim Kidd Road. Some initial discussions with Huntersville Park and Recreation Department has identified a need for park and recreation facilities in this area. More discussions are needed to determine if there are some joint use potential associated with this site.

## **PROJECT COST**

Estimated cost, developed in conjunction with the CMS Capital Needs Assessment process, is approximately \$39 million including land, construction, furnishings and equipment, design, and project management.

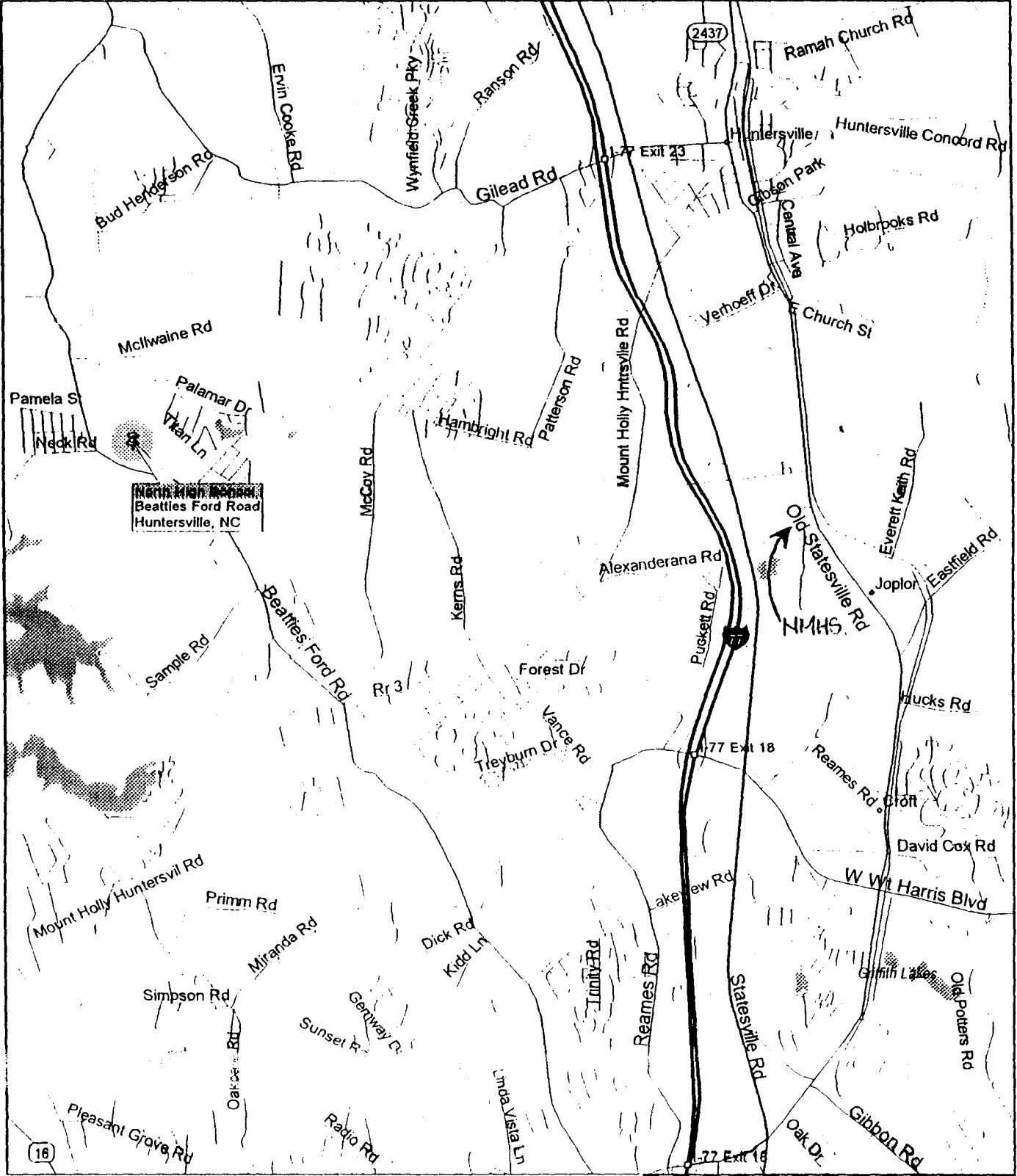
## **STAFF RECOMMENDATION**

Staff recommends the land be purchased to build a new north high school. At the June 11 meeting of the Joint Use Task Force, CMS will give a presentation on the proposed site for review and comment.

## **PLANNING COMMITTEE RECOMMENDATION**

At the June 16, 1998 meeting, Planning Committee unanimously approved the purchase of 78 acres of land by the Board of Education for a new north high school on Beatties Ford Road.

# North High School Site



Streets98

