

**MANDATORY REFERRAL REPORT NO. 98-36**  
**CHARLOTTE MECKLENBURG PLANNING COMMISSION**  
**PROPOSED NEW SCHOOL SITE**  
**TECHNICAL HIGH SCHOOL SITE - ALLEGHANY STREET**

**PROJECT LOCATION**

The Charlotte-Mecklenburg Board of Education proposes to purchase 51.8 acres of land (Tax Parcel Numbers 067-142-02, 067-142-14, 067-142-20, and 067-144-03 / See Attached Maps) located between Freedom Drive and Alleghany Street. The site address is 3123 Freedom Drive.. Tax parcel 067-144-03 (10.514 acres) is separated from the three remaining parcels by Alleghany Street. The 51.8 acre site has three zoning classifications: B-1S.C.D., B-D(CD), and I-1(CD) and will require a rezoning.

The site has access to both water and sewer services and road access is provided by 153 feet of frontage along Freedom Drive which is a major thoroughfare and by over 2,000 feet of frontage along Alleghany Street which is a minor thoroughfare. The site configuration is somewhat unusual in that it is divided into two pieces by Alleghany Street, but has no steep slopes (in excess of 15%), bodies of water, or floodplain.

**PROJECT PROPOSAL**

This proposed project calls for the purchase of 51.8 acres of land by the Board of Education to serve as a site for a new technical high school. The new technical high school will be a magnet school and will accommodate about 1600 (9-12 grades) students, to be drawn district-wide from throughout Mecklenburg County. The school is anticipated to be completed and opened for the 2003-2004 school year.

**PROJECT JUSTIFICATION**

CMS has an acute need to deliver technical secondary instructions in a high school setting. The need of today's and tomorrow's employers require that technical education include specialized facilities and instructional equipment which cannot feasibly be housed in "traditional" comprehensive high schools. Consequently, the plan is to develop a technical high school which contains these facilities and equipment, that is centrally-located within the district and therefore reasonably accessible to all district high school students. The construction of this school will also help respond to the present high school crowding and anticipated continued growth in high school enrollments.

The technical high school at this location would be in concert with the site selection criteria identified in the "The Technical High School Task Force Report" (June 25, 1996) chaired by Former Governor James G. Martin.

## **PROJECT IMPACT**

The proposed school will serve to relieve existing and anticipated crowding at all high schools, since the school is planned to operate as a district- wide magnet, with students enrolling at the school from throughout Mecklenburg County. It is anticipated that since the school's population will be drawn from throughout the county, that it will resemble district-wide high school enrollment

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

The project could serve as a catalyst for overall redevelopment plans of the Freedom Drive commercial corridor. The 1995 "Revitalization Plan: Freedom Drive Corridor" mentions redevelopment of this site as an essential component to successful redevelopment of this corridor. Significant public investment (i.e. a new technical high school ) can often leverage capital funds from the private sector, which might otherwise be reluctant to invest in certain locations, which might be perceived as "high risk". The site also adjoins an existing park and a public library.

The land use recommendation for this property from the Central District Plan is retail and a mixture of office and industrial.

## **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 technical high school. Staff also recommends that the site be rezoned to institutional to accommodate the new school and that special attention be given to the design of the main entrance on Alleghany Street in order to create a significant gateway presence into the campus. A public hearing to rezone the property to institutional has been set for February 15, 1999 (Petition # 99-21).

CMS also needs to work with Charlotte DOT to identify the level of city bus service needed to support a district-wide magnet at this location and any safety issues associated with a high school campus divided by a public street.

## **PLANNING COMMITTEE RECOMMENDATION**

At their December 15, 1998 meeting, the Planning Committee unanimously approved the purchase 51.8 acres of land on Alleghany Street by the Board of Education for a new technical high school.

BK. 65-03

BK. 59-01

BK. 61-13

CENTRAL PIEDMONT  
COMMUNITY COLLEGE PG.12

TAX LINE MAP BOOK 67 PAGE 14  
MECKLENBURG COUNTY, NORTH CAROLINA  
REVISED 3-10-97 P. 2 SCALE 1"=100'  
NO SCALE

NO SCALE.

FOR	TAX	PURPOSES	1113