

**MANDATORY REFERRAL REPORT NO. 00-08**  
**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
**LAND ACQUISITION**  
**FEBRUARY, 2000**

**PROJECT LOCATION**

This 4.67 acre tract of land is located at 216 Mallard Creek Church Road in northeast Mecklenburg County.

**PROJECT PROPOSAL**

Mecklenburg County desires to purchase land and convey it to the Historic Landmarks Commission. The Historic Landmarks Commission will renovate, restore and sell the W. T. Alexander Plantation with preservation covenants on the deed to assure its preservation in perpetuity.

**PROJECT JUSTIFICATION**

The W. T. Alexander Plantation is among the earliest antebellum plantations surviving in Mecklenburg County. It consists of a two-story, brick plantation house erected in 1799, a well house, a chicken house, a barn erected in the 1920s, and historic landscape features, including a roadbed that once led to the adjoining fields. The Historic Landmarks Commission has worked closely with the owner to assure that the property will retain its historic character when developed. The acquisition of the property by Mecklenburg County before being conveyed to the Historic Landmarks Commission will allow the owner to seek tax benefits from selling the property at below market price.

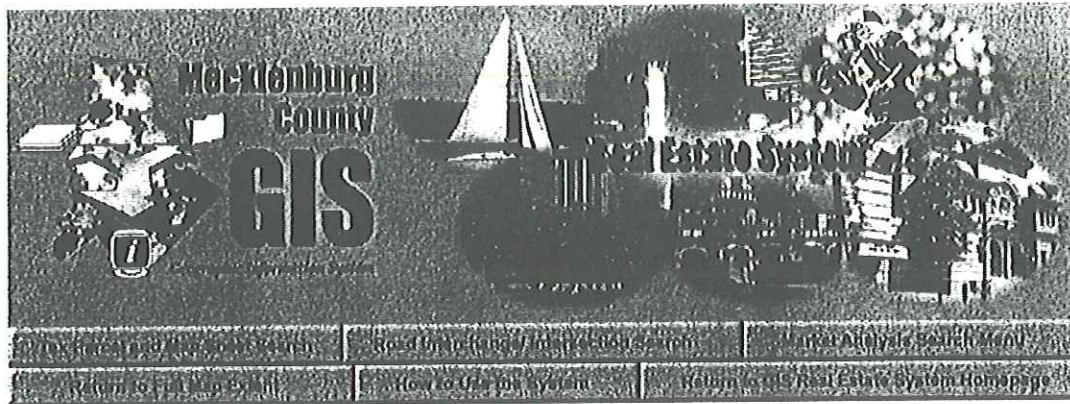
**PROJECT IMPACT**

The purchase of this property will allow a very historic property to be preserved in perpetuity. The property is currently zoned O-1CD, which means that there is a reasonable expectation that the property can be sold by the Historic Landmarks Commission at a profit, especially in view of the fact that the property is being acquired at a price considerably below fair market value. This property was part of rezoning petition #99-37c that was approved in August, 1999 for a mixed use development with neighborhood retail and multi-family.

Regardless of how the land is used, the architectural and physical features of the property will be preserved if the property can be conveyed to the Historic Landmarks Commission. No adverse impacts are expected from this project.

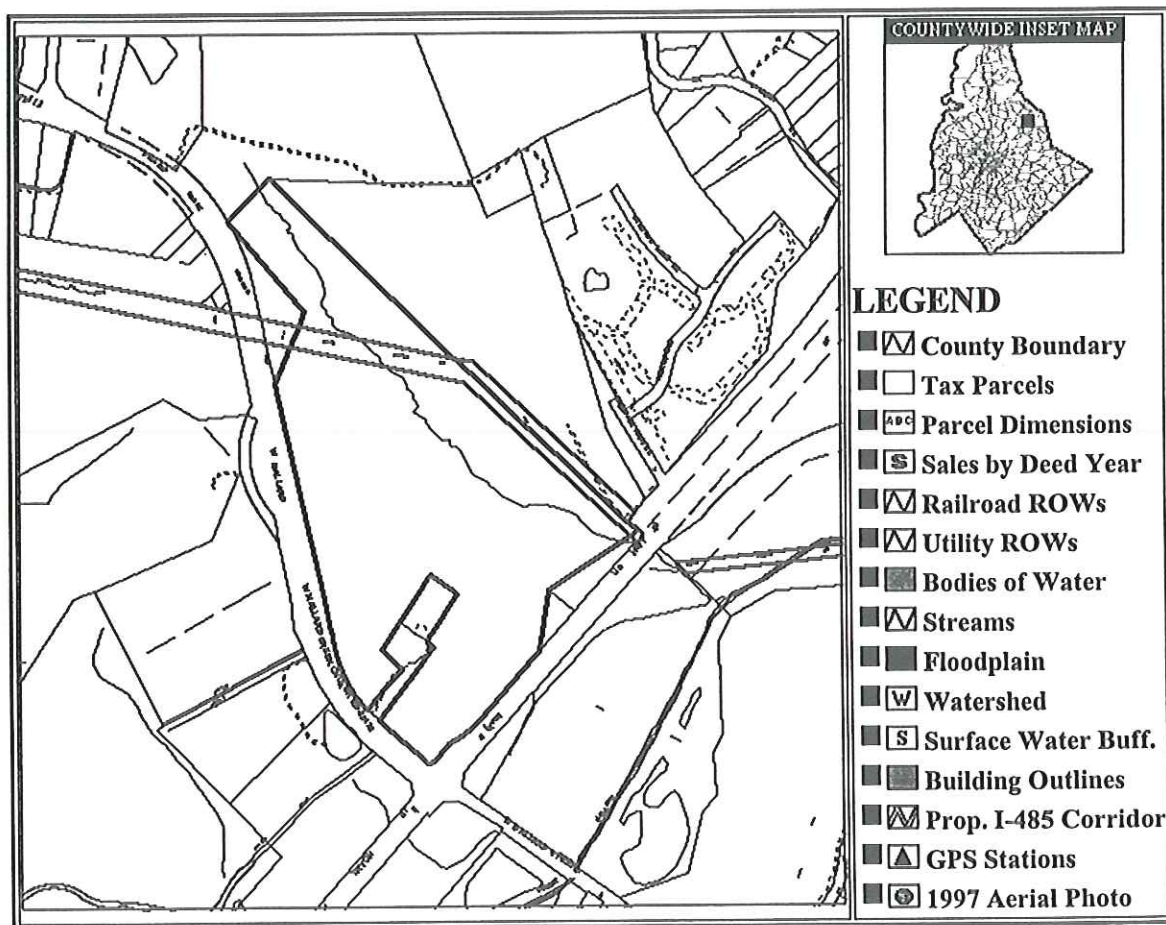
**RELATIONSHIP TO OTHER PROJECTS**

This project is part of the Historic Landmarks Commission's on-going historic preservation revolving fund program by which it purchases, renovates and sells endangered historic elements of the built environment in Charlotte and Mecklenburg County.



### Click on Map to Perform Operation

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 ☐ Adjoining Owner's Report within 
☐ Measure  
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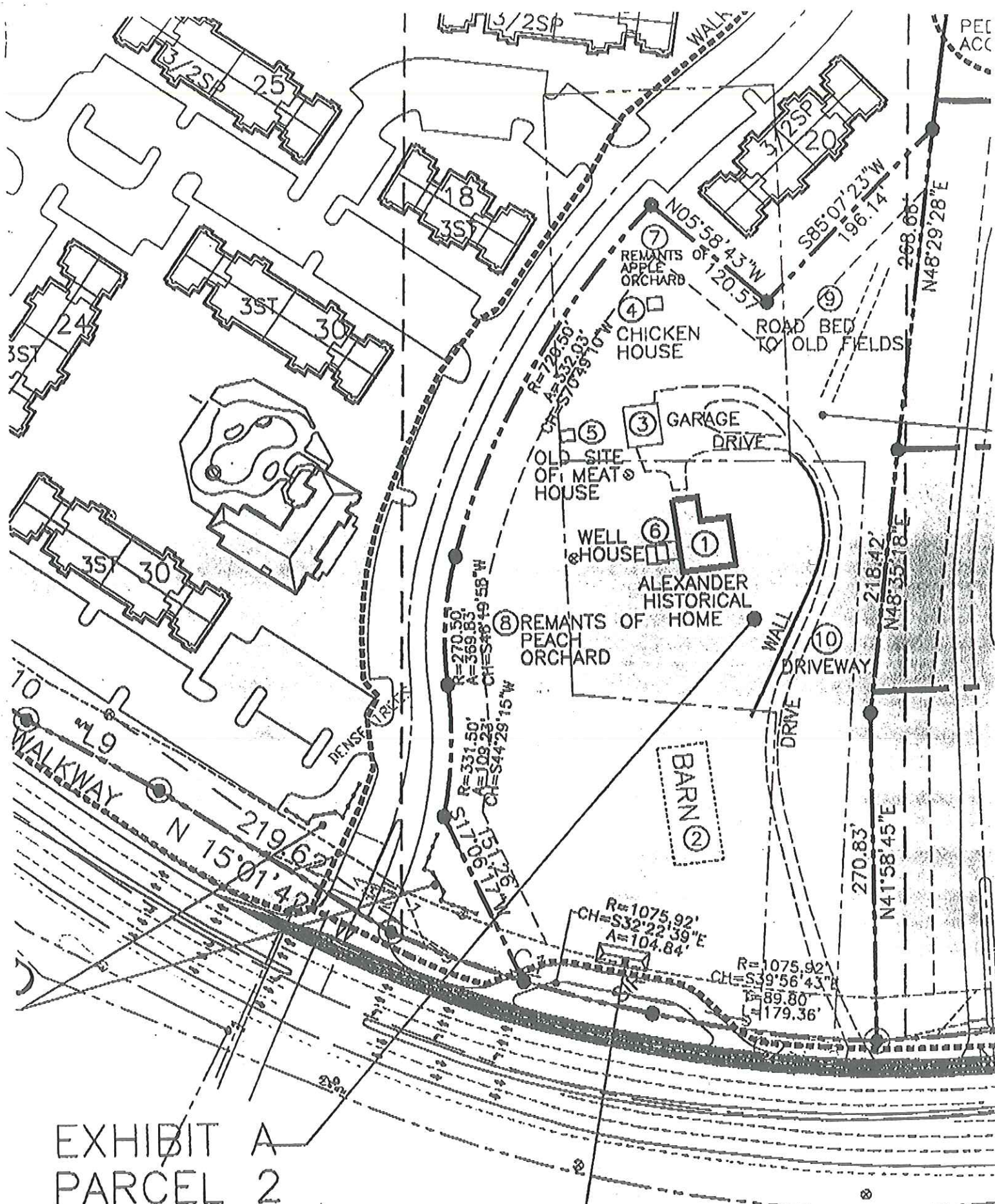


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This map is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.







## W. T. Alexander Plantation House





The property is located in the Northeast District Plan. The plan calls for the land to be developed as a mixture of housing types. The approved rezoning amends the plan to include office as the recommended use of this site.

**PROJECT COST**

The purchase price of the property is \$250,000 by an agreed upon conditional contract. This cost is estimated based on other similar projects and based on the degree of renovation to the barn and other historic structures. The Historic Landmarks Commission estimates that the total cost for this project will be \$1.1 million.

**STAFF RECOMMENDATION**

Planning Staff supports the purchase of this property to convey to the Historic Landmarks Commission.

**PLANNING COMMITTEE RECOMEMNDATION**

The Planning Committee voted unanimously 6-0 to support staff's recommendation.