

**MANDATORY REFERRAL REPORT NO. 99-02  
CHARLOTTE-MECKLENBURG PLANNING COMMISSION  
PURCHASE OF LAND IN WINGATE COMMUNITY  
JANUARY 1999**

**PROJECT LOCATION**

Project is located at 2849 Markland Avenue (tax code #115-028-07). There is an existing single family home on the property, which is zoned R-8 and is .533 acres in size.

**PROPOSAL**

The City is proposing to purchase the site, with the intention of demolishing the house upon it and redeveloping the land.

**PROJECT JUSTIFICATION**

The City is buying and selling property in the Wingate community on a continuous basis due to the city revitalization efforts in the neighborhood. This revitalization effort is based on the Wingate Neighborhood Action Plan prepared in June 1996 by the Charlotte Mecklenburg Planning Commission staff.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS**

The site is located in the Central Planning District. The existing Central District Plan recommends a mixed-use residential use for the site. The Wingate Neighborhood Action Plan recommends a single family use for the site. The West Boulevard Corridor Plan makes no specific recommendation for the site. This project is consistent with all of these plans.

**PROJECT IMPACT**

The neighborhood is currently undergoing a revitalization effort to redevelop a mix of poorly maintained apartments and vacant, overgrown lots interspersed with a few owner occupied homes. The purchase of this site contributes to that revitalization effort.

**PROJECT COST**

The total purchase price of the site is \$16,500. This price is within the range of the appraised value of the parcel.

**STAFF RECOMMENDATION**

Planning staff supports the acquisition of this property to redevelop the Wingate community.

**PLANNING COMMITTEE RECOMMENDATION**

Planning Committee voted unanimously in favor of purchasing the site.

PG. 01

PG. 03

PG. 04

BK. 117-07

BK. 145-24

TAX LINE MAP BOOK 115 PAGE 02  
 MECKLENBURG COUNTY NORTH CAROLINA  
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