

**MANDATORY REFERRAL REPORT NO. 99-25**  
**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
**SALE OF PROPERTY BY CITY OF CHARLOTTE**  
**SEPTEMBER, 1999**

**PROJECT LOCATION**

The subject property, tax parcel number 145-129-04 is located at 2208 Norwich Place, near the Dalton Village community.

**PROJECT PROPOSAL**

The City of Charlotte is proposing to sell approximately .223 acres of vacant land to be included in the Dalton Village revitalization project. The Dalton Village revitalization project is a 24.5 million dollar HOPE VI grant that was awarded to the Charlotte Housing Authority in 1997 for the redevelopment of Dalton Village.

**PROJECT JUSTIFICATION**

This property was acquired by the City in 1972 and is residual property from the Clanton Road widening project. The City no longer needs this surplus property. The Asset Management Committee of the City of Charlotte has an objective to pursue the sale or transfer of all City owned surplus property. The sale of this property will generate revenue and reduce the cost of maintenance to the City's operating budget.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS**

This property is located within the Central District Plan area. The Central District Plan identifies this as an area for multi-family housing. The property is currently zoned R-5. This property is adjacent to, and will be included in the proposed retail portion of the Dalton Village revitalization project.

**PROJECT IMPACT**

The sale of this parcel will allow it to be included the retail component of the Dalton Village project. Thus, providing retail in an area that is currently lacking major neighborhood retail uses.

**PROJECT COST**

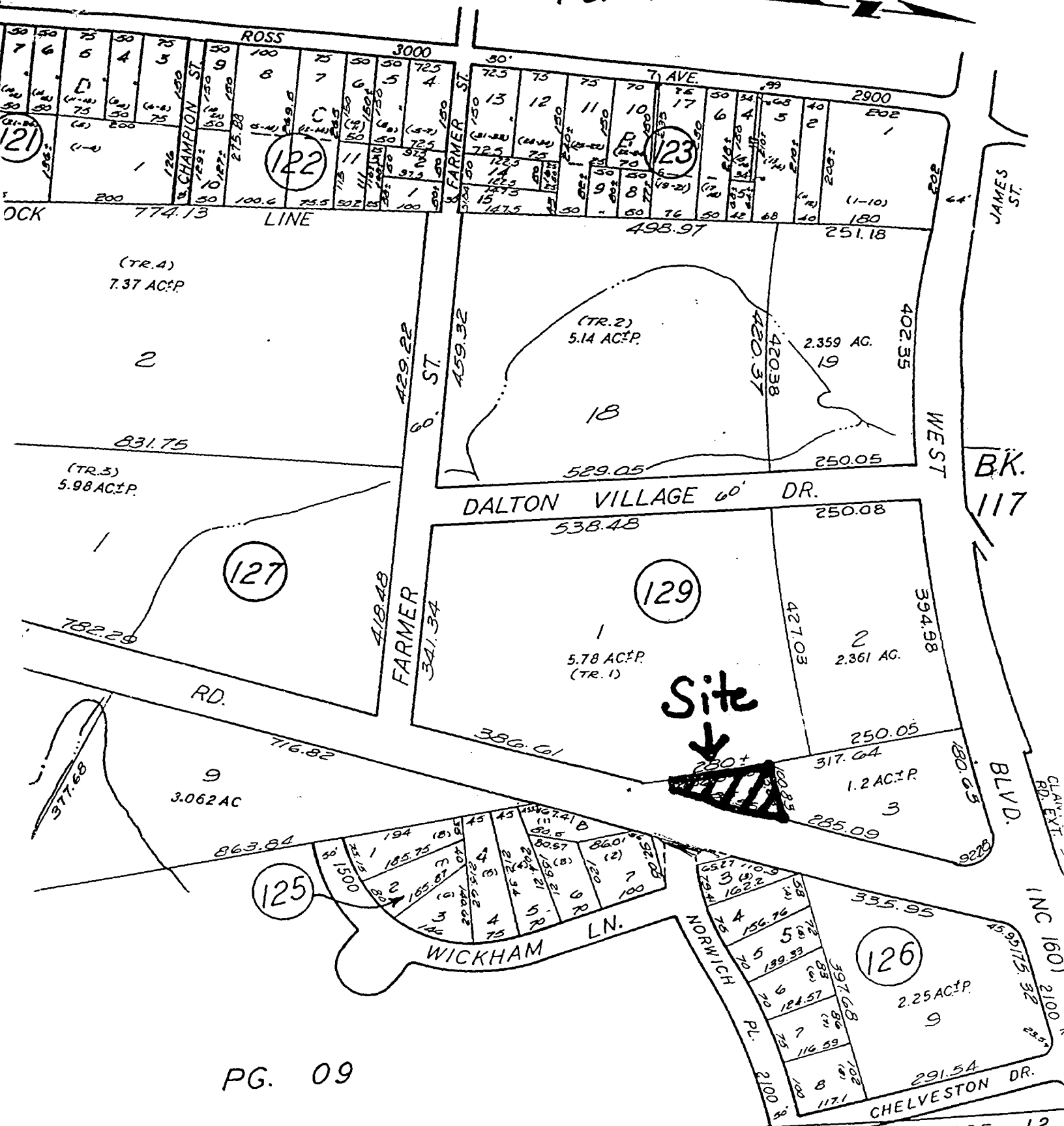
The total tax value of the property is \$6,000.

**STAFF RECOMMENDATION**

Staff supports the sale of this property to be included in the Dalton Village revitalization project.

**PLANNING COMMITTEE RECOMMENDATION**

Planning Committee unanimously approved staff's recommendation to sale this property.



TAX LINE MAP BOOK 145 PAGE 12  
MECKLENBURG COUNTY, NORTH CAROLINA  
REVISED 11-08-96 SCALE 1"=200'