

MANDATORY REFERRAL REPORT NO. 00-42
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
SALE AND LEASE AGREEMENT BY MECKLENBURG COUNTY
NOVEMBER, 2000

PROJECT LOCATION

This proposal consists of two properties. A 5.72 acre vacant park site, tax parcel number 145-128-01, located on Clanton Road in the Dalton Village community. The second property, tax parcel 145-125-10, is approximately 11,000 square feet of vacant park land located on Clanton Road. (See attached map)

PROJECT PROPOSAL

The City of Charlotte is proposing to sale 5.72 acres to the Housing Authority to be developed with single family housing. Additionally, Mecklenburg County has agreed to a proposal from Dalton Village Outreach Center for the development of a community center at Clanton Park (tax parcel 145-125-10).

PROJECT JUSTIFICATION

Mecklenburg County and the Charlotte Housing Authority have entered into an agreement whereby the County will sell approximately 5.72 acres of vacant park land to the Housing Authority. This property will be developed as the single family housing component of the Dalton Village HOPE VI grant rehabilitation project.

The County has also agreed to a proposal from Dalton Village Outreach Center for the development of a community center at Clanton Park on tax parcel 145-125-10. County Park and Recreation will operate and manage the center. The City of Charlotte is requested to relinquish any reversionary rights to the 5.72 acre site and approve a 26 year lease agreement for the community center (in accordance with the 1992 Park and Recreation Consolidation Agreement).

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS

The sale of the property will allow the Housing Authority to develop the single family component of the Dalton Village rehabilitation project. Additionally, the lease agreement would allow the Dalton Village Outreach Center to construct a community center, thus providing neighborhood/community services.

This property is located in the Central District Plan area. The property is zoned R-22MF and the adopted plan recommendation supports the current multi-family zoning.

PROJECT IMPACT

These properties are part of an overall revitalization effort to revitalize the Dalton Village community and provide a community center for the neighborhood. This project supports the HOPE VI grant for the Dalton Village Community.

PROJECT COST

The appraised value of the 5.72 acres is \$143,000.

STAFF RECOMMENDATION

Staff supports the sale of the 5.72 acres to be developed with single family housing and the lease agreement for the community center site.

PLANNING COMMITTEE RECOMMENDATION

The Planning Committee unanimously approved the sale of this property and the lease agreement.