

MANDATORY REFERRAL-REPORT NO. 03-02
PROPOSED SALE OF CITY-OWNED PROPERTY ON HARRILL STREET

PROJECT PROPOSAL AND LOCATION:

The City Real Estate department proposes the sale of surplus parcel for the specific purpose of new residential construction 1021 Harrill Ave – Tax Parcel 081-124-09 0.172 Ac. Area is a mixture of residential and small commercial

PROJECT JUSTIFICATION:

This parcel falls under this Department's Surplus Property Policy. Sale of the property will return it to the tax rolls. Contacted Neighborhood Development Dept. for concurrence as to the planned use (residential construction)

CONSISTENCY WITH ADOPTED LAND USE PLANS AND PUBLIC POLICY:

Consistent with Belmont Neighborhood Plan to increase availability of affordable housing.

PROJECT IMPACT:

This sale and resulting residential construction will add impetus to rejuvenation of Belmont as an affordable residential neighborhood.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

Enhancement and/or degradation of *any* project within close proximity Inside Belmont Neighborhood

ESTIMATED PROJECT COMPLETION DATE:

The proposed construction of a new home on the property is privately funded. The restrictions to be placed on this sale will require construction of a residence within 18 months.

JOINT USE TASK FORCE REVIEW COMMENTS:

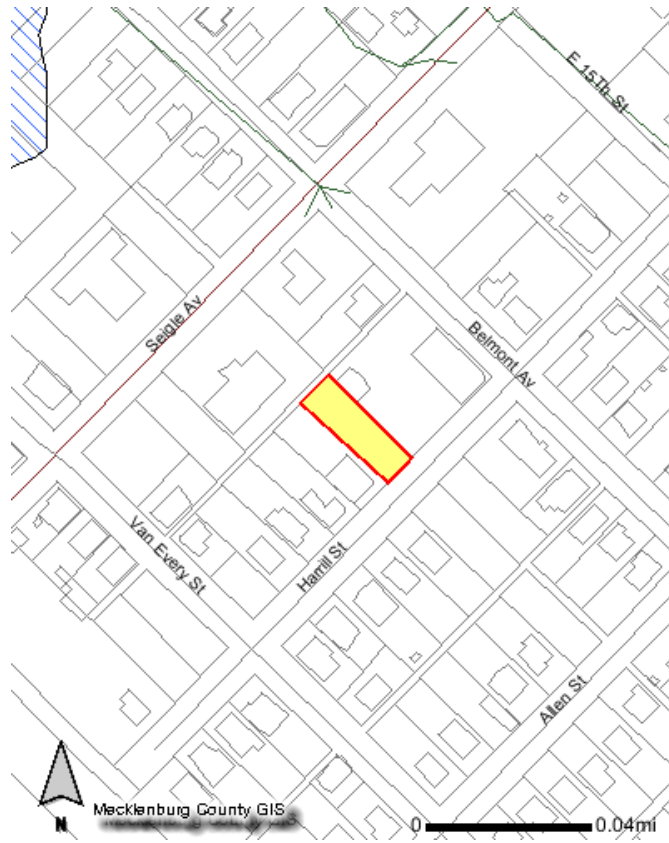
The Joint Use Task Force reviewed this proposed transaction at its January 8, 2003 meeting and

CMPC STAFF RECOMMENDATION:

CMPC PLANNING COMMITTEE RECOMMENDATION:

This MR was deferred, per. applicant's request

1021 Harrill Street



Tax Real Estate Information

****BUILDING PHOTOS ARE NOW AVAILABLE! SEE MAJOR IMPROVEMENT SECTION BELOW FOR LINK.****

***** Images of real estate documents from the [Register of Deeds](#) are available from 11/9/1998 to the present. *****

Parcel-Id#: 08112409 **GIS Map#:** 08112409 **Account**
Type: EXEMPT
Owner: CITY OF CHARLOTTE
Add. Owner:
Mailing: 600 E 4TH ST
Address:
City: CHARLOTTE
State: NC **ZIP:** 282022816
Location: 1021 HARRILL ST [Get Directions](#)
Municipality: CHARLOTTE

Legal Desc.: [L15B10M112-8 1021 HARRILL ST](#) **GET PLAT!**
Deed Book/Page: 07579/174 **Date:** 12/7/1993
Sales Price: \$0
Sales Date: 12/7/1993 **Qualified Sale:** N
Neighborhood Code: 08105
Historic Desig.: **Farm Desig.:**
Deed Acreage: 0 **Assessed Acreage:** 0.172
Assessed Land Value: \$2500
Total Assessed Value: \$2500
Tax Bill Information: [Click Here!](#)

Site Location Information

Zoning: N/A
Fire District: N/A
Voter District: [Click to Find Out](#)
School District: [Click to Find Out](#)
Reg. Watershed Class: N/A

Parks Within 3 Miles: [Click to Find Out](#)
FEMA Flood Panel#: 3701590013B [More Flood Information](#)
FEMA Flood Zone: OUT
FEMA Flood Map Date: 03/02/1993
Census Tract Number: 000800

Major Improvement Information

Parcel-Id# & Card#: 08112409-001
Land-Use Type: VACANT
Building Type: SINGLE FAMILY RESIDENTIAL
Approximate Square Footage: 0
Actual Year Built: 0
Number of Stories:
Bedrooms: 0
Bathrooms: 0
Restrooms: 0

Situs Location: 1021 HARRILL ST [Get Directions](#)
Ext. Type:
Heating Type:
AC Type:
Fireplace:
Garage: N
Basement: N
Assessed Net Bldg. Value: \$0
Total Assessed Bldg. Value: \$0