

MANDATORY REFERRAL REPORT NO. 10-09
Proposed Sale of City Owned Property in Stanley (Gaston County)

PROJECT PROPOSAL AND LOCATION:

City of Charlotte Real Estate is proposing to sell Gaston County Tax ID Number 175-996 via the upset bid process. The property is located at 2323 Old NC Highway 27, Gaston County and consists of approximately 0.54 acres of land and a vacant single-wide mobile home manufactured in 1984. The property was acquired by the City in 2006 through foreclosure of a loan. The previous owner received a relocation loan from the City and was able to buy property outside Mecklenburg County, purchased this property, and subsequently defaulted on the City loan.

The area surrounding the subject parcel is an attractive rural and low-density residential area; a mix of manufactured housing and stick-built houses.

PROJECT JUSTIFICATION:

Departmental Polling was conducted in May 2010 on these parcels. No replies were received that indicated interest by any City departments or other participating entities.

The property is not needed by the City.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

It is the City Real Estate policy to maximize the City's return from its current and future asset portfolio and minimize the maintenance and liability costs. The City will aggressively manage these assets. Maximizing the City's return will include alternative ownership / management strategies to optimize the benefits of private ownership (property tax revenue streams and public costs associated with ownership) while meeting the City's public policy objectives.

The value of the property will be determined by an independent appraisal and will be sold via the upset bid process as outlined in the State of North Carolina General Statutes.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The property is in Gaston County and within the extraterritorial jurisdiction (including zoning) of the town of Stanley. The zoning of the property is R-20 according to the Stanley zoning ordinance which allows mobile homes and other uses. The current use is consistent with the Town Of Stanley's zoning.

PROJECT IMPACT:

The transfer of this property would eliminate any potential maintenance and liability costs that could be incurred by the City.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

No City of Charlotte or Mecklenburg County projects are related to this proposed transaction.

ESTIMATED PROJECT COMPLETION DATE:

Completion of the process to obtain Council approval and sale of the property should be complete by the end of 2010.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their June 2nd meeting and no comments were offered.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the sale of this property.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their July 20, 2010 meeting, the Planning Committee recommended approval by a 6-0 vote.



PARCEL INFORMATION

PID #: 175993
 PIN #: 3558-37-4642
 NEIGH HOOD #: 3A025
 NEIGH HOOD NAME: SANDY FORD RD

OWNER ID #: 1493680
 CURRENT OWNER 1: CHARLOTTE CITY OF
 CURRENT OWNER 2:
 MAILING ADDRESS 1: 808 E TRADE ST
 MAILING ADDRESS 2:
 CITY: CHARLOTTE
 STATE: NC
 ZIP CODE: 28202-0000
 JANI OWNER 1: CHARLOTTE CITY OF
 JANI OWNER 2:

PROPERTY ADDRESS: 2323 OLD NC 27 HWY
 DEED BOOK: 4262
 DEED PAGE: 2216
 DEED TYPE: TD
 SALES AMOUNT: \$34,500
 DEED RECORDING DATE: 12/27/2004
 PLAT BOOK:
 PLAT PAGE:
 LEGAL DESC 1:
 LEGAL DESC 2:

STRUCTURE CODE #:
 STRUCTURE TYPE:
 YEAR BUILT: 0
 SQ FT: 0

BASEMENT: NO
 # BEDROOMS: 0
 # BATHS: 0
 MULTI-STRUCTURES: NO
 ACREAGE: 0.54
 TAX DISTRICT: EAST GASTON FD
 TOWNSHIP CODE: 14
 TOWNSHIP DESC: RIVER BEND TOWNSHIP
 VOLUNTARY AG DIST: NO
 LAND VALUE: \$16,485
 IMPV. VALUE: \$4,668
 TOTAL VALUE: \$23,168
 PRESENT USE VALUE ASSESSMENT: NO