

Mandatory Referral Report No. 97-06
Charlotte-Mecklenburg Planning Commission
Sale of City Owned Property
March 1997

Project Location and Description: This project consists of .115 acre tract of vacant land at 624 Welker Street in the Cherry Community; Tax Code: 125-243-76.

Project Proposal: The City of Charlotte is considering the sale of this property pursuant to guidelines which call for the disposal of surplus properties.

Project Justification: City Council's Guidelines for Service Contracting and Asset Management requires that the City inventory and analyze City owned assets. Any asset not needed to achieve public purposes is to be sold to the private sector.

Project Impact: This property is located in a predominately single family area. The property is currently zoned R-6. A buyer has expressed interest in using the property to build new single family home. New housing is consistent with plan recommendations and should greatly benefit the neighborhood. Attached is a letter that states the buyer will use the property for residential.

Relationship to other public or private projects: The *Cherry Small Area Plan*, adopted by City Council in January 1993, states that the property is to be used for single family residential. Cherry is one of Charlotte's oldest neighborhoods, and the first neighborhood developed for home ownership for lower income residents. This project is consistent with the plan's recommendation to encourage the development of affordable single family homes on Welker Street.

Project Cost: The cost of the property is unknown at this time.

Staff Recommendation: The intent of the Cherry Small Area Plan is to provide new, affordable housing that is compatible with the existing character of the Cherry Community. Planning staff recommends sale of the property.

Planning Committee Recommendation:

Planning Committee voted unanimously to support the staff recommendation to sell the property.

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DELIVERED

MAR 04 1997

CITY OF CHARLOTTE
ENGINEERING & PROPERTY MANAGEMENT

WRITER'S DIRECT DIAL NUMBER:

RECEIVED
91 FEB 32 AM 11:26
ENGINEERING DEPT.

February 28, 1997

Bob Drayton
City of Charlotte
600 East Fourth Street, 12th Floor
Charlotte, North Carolina 28202

Re: Property on Welker Street

Dear Mr. Drayton:

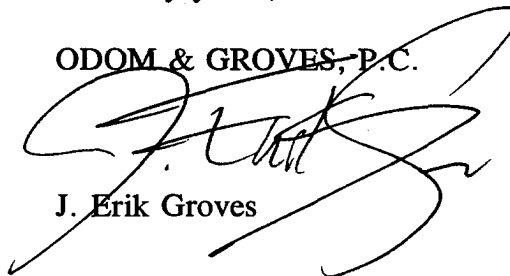
This law firm represents Pumpkin's Future, LLC, a North Carolina limited liability company interested in purchasing 624 Welker Street (parcel no. 125-243-76), a parcel currently owned by the City of Charlotte. Pumpkin's Future intends to develop this property for residential use by building a home on the now-vacant lot. We believe that this would enhance the value of the neighborhood and we look forward to hearing from you.

With warmest personal regards, I remain,

Cordially yours,

ODOM & GROVES, P.C.

J. Erik Groves



02/27/'997 CHAR-MECK TAX DEPARTMENT PUBLIC ACCTS SYSTEM TDPA030 C
01:07 M CURRENT REAL ESTATE DETAIL SUMMARY TP03
125-243-76
OWNER/MAILING ADDRESS
CITY OF CHARLOTTE

600 E FOURTH ST
CHARLOTTE NC 28202
TOT ACRE: .000 AC
SITUS: 624 WELKER ST CHAR
FIRE: TWP: 1 SITUS: CHAR SD:
MORT: ANNEXED:

TYPE : EXEMPT
DEED : 4228 0566
DATE : 08/31/1979
LEGAL: L14B5M230-47 WELKER ST

CARD 1 OF 1 1996 APPRAISAL DATA TOTAL VALUE
BUILT 0000 NET COND % : 1.00 LAND 2,800
SQFT: AUX SQ. FT : BLDG
ZONE: R6 NEIGHBORHOOD: 12501 OBXF
ACRE: .115 ---CALCULATED TAXABLE 2,800
USE/MODEL: SINGLE FAM/VACANT

<-TYPE CHOICE, F5:MORE INFO F7:UP CLEAR:RESET
PRESS ENTER. F1:HELP F2:OPTIONS F3:RETURN F6:PREV INFO F8:DOWN F12:EXIT

