

MANDATORY REFERRAL REPORT NO. 97-18
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
SALE OF PROPERTY BY MECKLENBURG COUNTY-TANK TOWN ROAD

APRIL, 1997

PROJECT LOCATION:

This 16.5 acre tract of land is located on the south side of Tank Town Road at the end of Charles Street and east of the Crestdale Community.

PROJECT PROPOSAL:

Mecklenburg County is considering the sale of this property (tax parcel number 215-063-01/see attached map) to Habitat for Humanity of Matthews Inc. Habitat for Humanity is in need of this property to build new single family homes.

PROJECT JUSTIFICATION:

Habitat for Humanity is in need of residentially zoned land in the Matthews area to build affordable single family homes. This project would also enhance and help revitalize the Crestdale Community. Crestdale is a low income residential community that, for the past several years, the County's Community Development Department has targeted for housing and infrastructure improvements.

RELATIONSHIP TO OTHER PUBLIC AND PRIVATE PROJECTS:

The property is located in the Crestdale Special Project Plan and the East District Plan. Both plans recommend single family development up to four units to the acre for this property. The property is currently vacant and zoned R-4. Nearby land uses include single family homes and vacant land.

Although this property is appropriate for single family development, access to the site is limited due to the closure of this portion of Tank Town Road. Tank Town Road is a State maintained road and has been closed temporarily due to excessive dumping and construction of I-485. It is anticipated that this road will be reopened when this property is ready for development and construction on this portion of I-485 is complete.

PROJECT IMPACT:

The property is currently vacant and zoned R-4. Nearby land uses include single family homes and vacant land. The construction of new affordable single family homes would significantly enhance the residential character of Crestdale. A number of the homes are

currently in disrepair and rented. The new Habitat homes would add to the housing stock and increase homeownership opportunities in the community.

PROJECT COST:

The County proposes to sell the property for \$11,000 per acre. The sale would take place in three phases over a three year period.

STAFF RECOMMENDATION:

Planning staff recommends that the property be sold to Habitat for Humanity of Matthews, Inc. to build single family homes.

PLANNING COMMITTEE RECOMMENDATION:

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

CAPITAL PROJECT PROPOSAL FORM

Instructions:

This form is provided to capital project initiating agencies and departments for reporting proposed projects to the Charlotte-Mecklenburg Planning Commission in accordance with the requirements of North Carolina House Bill 855.

Proposed capital projects are to be submitted to the Planning Commission using this form, at least 30 days prior to presenting the project to the governmental unit having authority to authorize it.

In order to constructively review a project proposal a full description of the project and its objectives is necessary. Please provide all of the information requested and all available graphic information. You will be advised when the project is scheduled for Planning Commission consideration so that your department representative may be present to respond to questions.

I. Initiating Department Engineering & Building Standards Department Date 03-21-97

Submitted By Robert F. Binford

Department Representative Robert F. Binford

II. Project Name Proposed Sale of County Property on Tank Town Road

Location and Description of Project A 16.5 acre tract of County property (parcel #215-063-01) located between Tank Town Road, I-485 and the CSX Railroad is to be declared surplus and sold to Habitat for Humanity of Matthews, Inc. for housing.

III. Project Justification/Need Habitat for Humanity of Matthews, Inc. needs residentially zoned land in the Matthews area. This sale will take place in three phases over a three year period of time. The County proposes to sell the property for \$11,000 per acre.

IV. Project Status (check those that apply).

Nothing done but this report	<u>√</u>	Land Not yet acquired	_____
Preliminary plans completed	_____	Land acquisition underway	_____
Detailed plans completed	_____	Land acquired	_____
No land acquisition involved	_____	Project under contract	_____

V. Proposed Development Schedule

	<u>Begin</u>	<u>Completed</u>
Planning	_____	_____
Land	<u>FY96-97</u>	<u>FY98-99</u>
Construction	_____	_____

(Identify any known external factors which are critical to the timing of this project. For example, the opening of a major shopping center, or construction of a new school).

VI. Relation of this proposal to Other Public Projects. (Is this project part of a series of interrelated capital projects? Is the project affected by or does it affect other public projects in the area?) Not applicable.

VII. Project Cost Estimate - (indicate the estimated total project cost and describe how this estimation has been made). Not applicable.

VIII. Assistance Funds - (If State or Federal assistance funds are proposed indicate the specific assistance program, and the status of any application for project funding assistance). Not applicable.

