

MANDATORY REFERRAL REPORT NO. 97-22
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
SALE OF CITY OWNED PROPERTY
JUNE, 1997

PROJECT LOCATION

The subject property, tax parcel number 077-077-26, is located at 2716 Statesville Avenue in the Druid Hills neighborhood.

PROJECT PROPOSAL

The City of Charlotte is considering the sale of this vacant single family house. The existing structure is deteriorating and in poor condition. The prospective buyer has offered to purchase and repair the house, providing affordable housing in the neighborhood. The buyer has indicated a willingness to pay fair market value for the property.

PROJECT JUSTIFICATION

This is surplus property and is no longer needed by the City. The sale of this property will generate revenue for the City and provide affordable housing in the Druid Hills neighborhood.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS

The property is located within the boundaries of the Central District Plan, as well as the Druid Hills Neighborhood Action Plan. The property was rezoned from R-6MF to R-8 as a result of the Central District Plan's corrective rezonings. Surrounding land uses include additional single family housing, two churches, and Double Oaks Apartments.

The Druid Hills Neighborhood Action Plan recognizes the existing single family housing at this location and recommends preservation of existing single family structures.

PROJECT IMPACT

Staff is not aware of any adverse impacts associated with the sale of this property.

PROJECT COST

The only cost associated with the sale of this property is the staff time used to conduct an in-house appraisal.

STAFF RECOMMENDATION

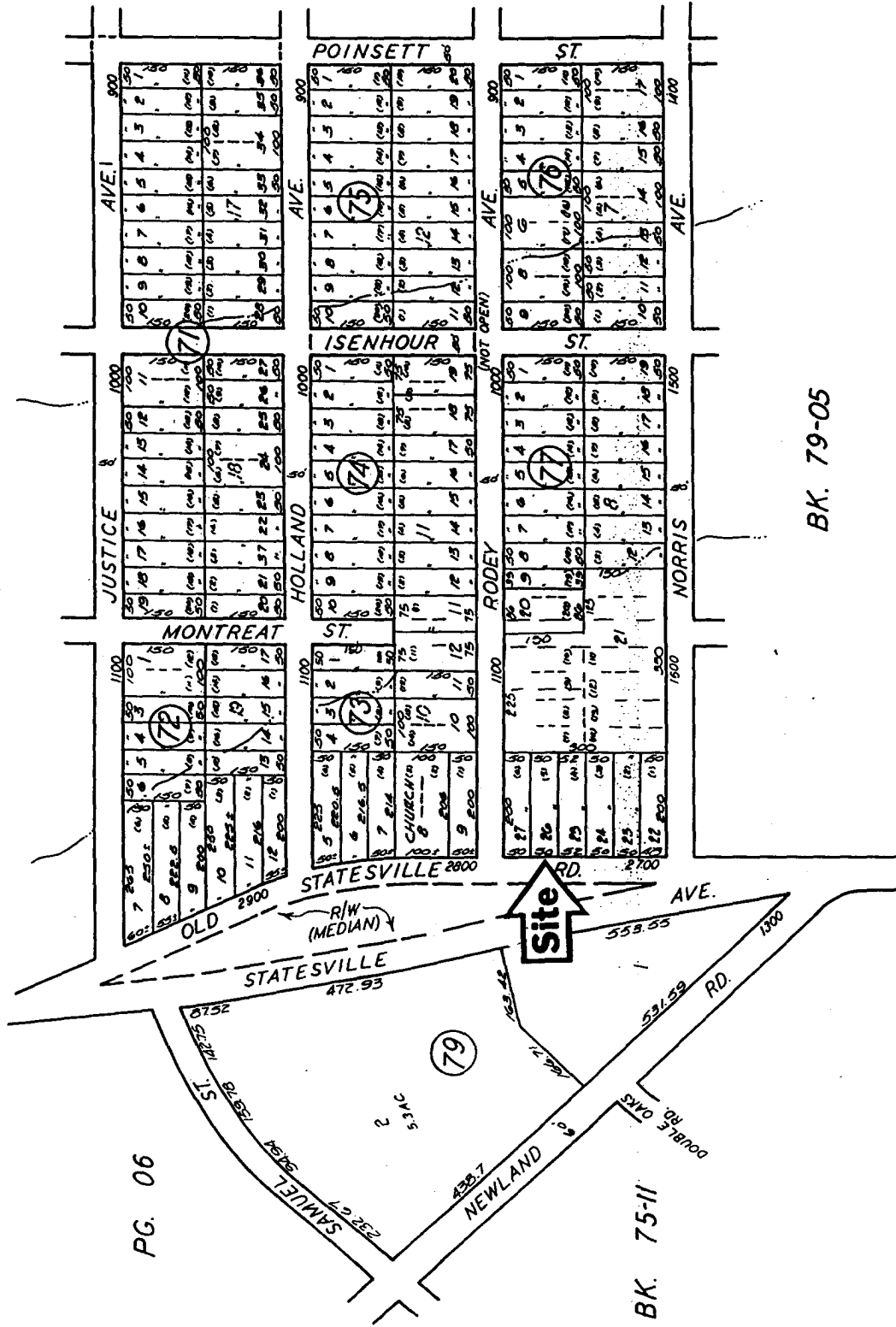
Staff supports the sale of this property to be used for single family housing.

PLANNING COMMITTEE RECOMMENDATION

The Planning Committee supports the sale of this property.

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PG. 08



PG. 06

BK. 75-11

BK. 79-05