

**MANDATORY REFERRAL REPORT NO. 97-30**  
**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
**SALE OF CITY OWNED PROPERTY**  
**SEPTEMBER, 1997**

**PROJECT LOCATION**

The subject property, tax parcel number 081-133-08, is located at 1233 Harrill Street in the Belmont neighborhood (see attached map).

**PROJECT PROPOSAL**

The City of Charlotte is considering the sale of this vacant lot (.172 acres). The prospective buyer (the Belmont Community Development Corporation) has offered to purchase this lot for the fair market value for the purpose of developing affordable housing.

**PROJECT JUSTIFICATION**

The subject property is surplus and is no longer needed by the City of Charlotte. The sale of this property will generate revenue for the City and provide needed affordable housing for the Belmont Neighborhood.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS**

The subject property, zoned UR-2(CD), is located within the boundaries of the *Central District Plan* and *Belmont Neighborhood Action Plan*. Both plans recommend maintaining the single family residential character of the area and encouraging infill single family development with the potential for lower density multi-family development on a conditional rezoning basis. Thus, this proposal is consistent with publicly adopted land use plans for this area.

The Belmont Community Development Corporation plans to build a duplex on the subject property, which is adjacent to the Belmont CDC's six attached elderly housing units, which are under construction.

**PROJECT IMPACT**

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

**PROJECT COST**

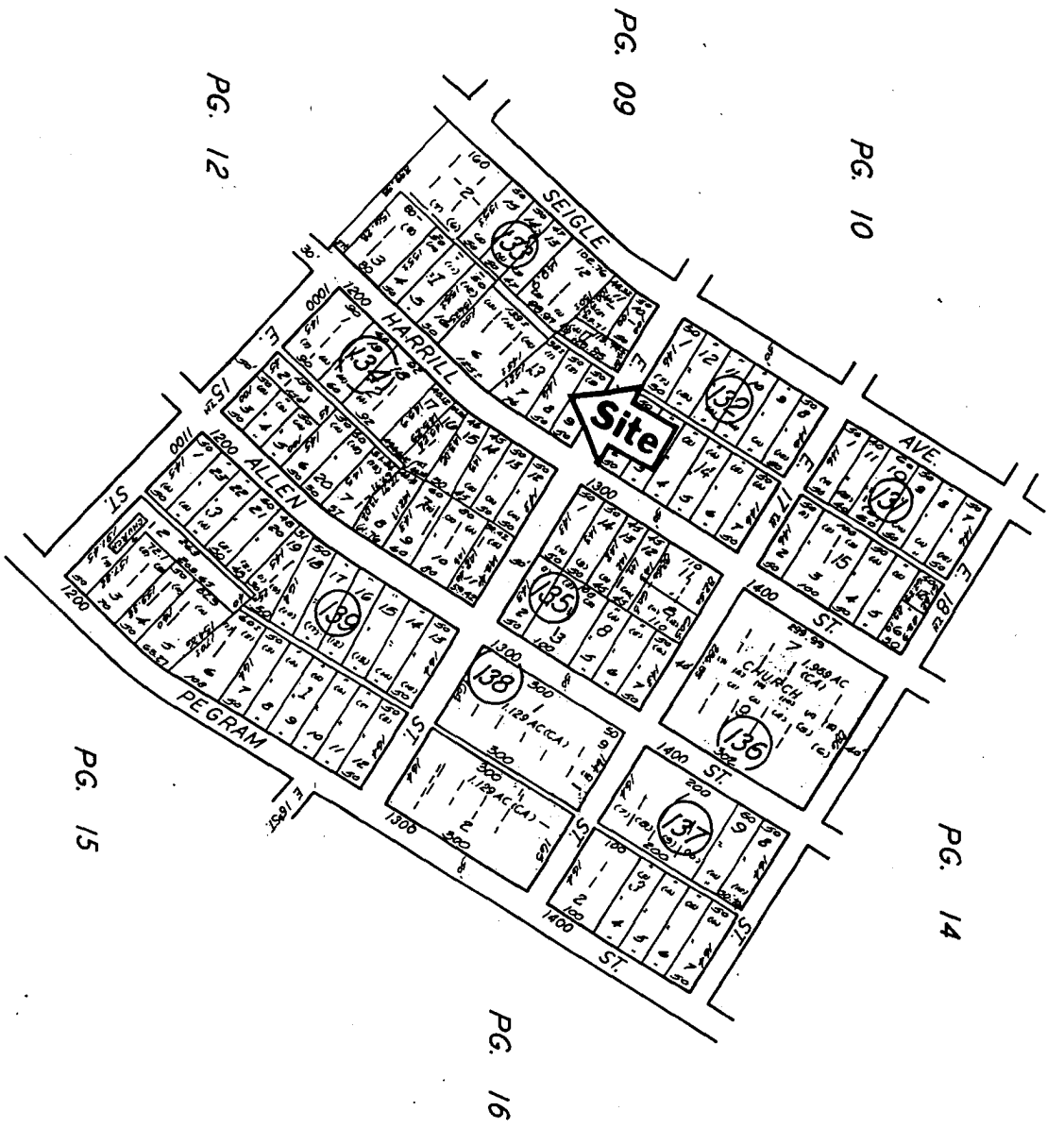
An in-house appraisal has estimated that the fair market value of this subject property is approximately \$3,000.00.

### **STAFF RECOMMENDATION**

Staff supports the sale of this subject property to the Belmont Community Development Corporation for the purpose of constructing a duplex on the site. Staff also recommends that development be consistent with the UR-2(CD) zoning requirements.

### **PLANNING COMMITTEE RECOMMENDATION**

The Planning Committee unanimously approved the sale of this subject property.



|                                    |               |         |
|------------------------------------|---------------|---------|
| TAX LINE MAP                       | BOOK 81       | PAGE 13 |
| MECKLENBURG COUNTY, NORTH CAROLINA |               |         |
| REVISED 6-5-97                     | SCALE 1"=200' |         |