

MANDATORY REFERRAL REPORT NO. 98-15
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
SALE OF PROPERTY BY MECKLENBURG COUNTY
MAY, 1998

PROJECT LOCATION

The subject property is located at 1601 Tank Town Road. This property is a portion of tax parcel number 215-062-01. The property is in Mecklenburg County, just outside of the Town of Matthews limits, and on the northern side of Tank Town Road.

PROJECT PROPOSAL

Mecklenburg County is proposing to sell approximately 2.9 acres of vacant land to the Town of Matthews. The Town of Matthews proposes to work with Matthews Habitat for Humanity to develop single family houses on the subject parcel, as well as, adjacent parcels.

PROJECT JUSTIFICATION

This area is adjacent to the Crestdale community, a low income Matthews community. Development of single family houses by Habitat will allow affordable housing in a low income area and enhance the appearance of the general area.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS

This property is located in an area that the Town of Matthews and Habitat for Humanity is proposing to develop with single family housing. The property is currently zoned R-4 and surrounding land uses include additional vacant parcels and the nearby Crestdale neighborhood. The town of Matthews has no jurisdiction over this property, but does support the single family development. Mecklenburg County sold an adjacent parcel to the town of Matthews in 1996. Both properties will be developed with single family houses.

PROJECT IMPACT

The current zoning allows for single family residential development and new single family housing will be an attribute to this area.

PROJECT COST

The property is to be sold for \$10,750 per acre, for a total cost of \$31,175.

STAFF RECOMMENDATION

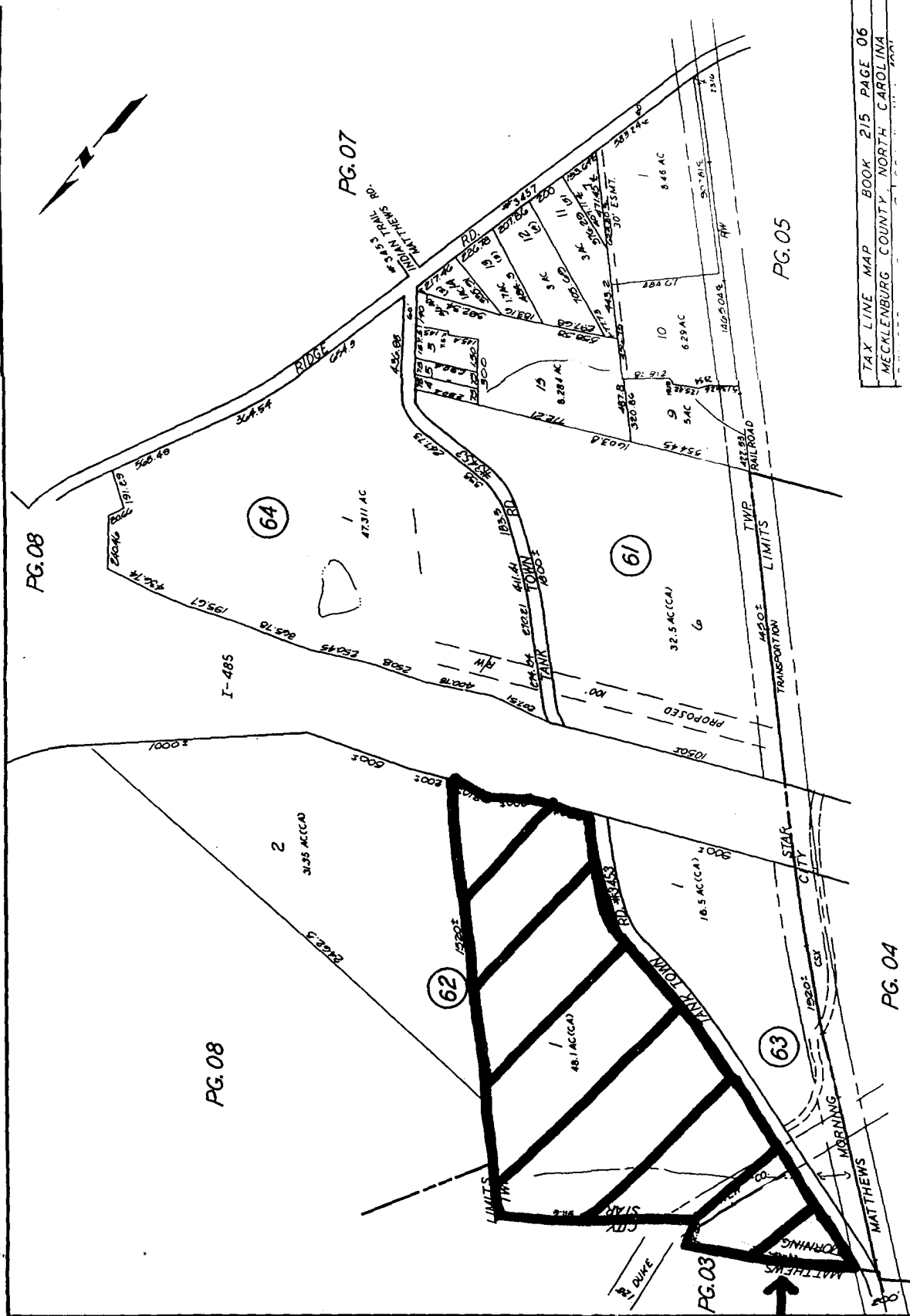
Staff supports the sale of this property to the town of Matthews to develop with single family houses.

PLANNING COMMITTEE RECOMMENDATION

Planning Committee supports the sale of this property.

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215-00



TAX LINE MAP BOOK 215 PAGE 06
MECKLENBURG COUNTY NORTH CAROLINA

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