

MANDATORY REFERRAL REPORT NO. 98-18
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
SALE OF PROPERTY BY CITY OF CHARLOTTE
MAY, 1998

PROJECT LOCATION:

This vacant property, tax parcel 115-027-02, is located at 2741 Mayfair Avenue in the Wingate Community. The Wingate Community is located west of Old Steele Creek and north of West Boulevard. (See Map 1.)

PROJECT PROPOSAL:

The City of Charlotte's Neighborhood Development Key Business Unit is considering the sale of this property to Steve Nancy Homes, a contractor, who will build a single family house and sell it to a low-moderate income buyer.

PROJECT JUSTIFICATION:

In 1995, the City designated Wingate as a targeted neighborhood. Planning Commission staff was asked to develop a comprehensive action plan to help guide redevelopment and investment activity in the neighborhood. The development of single-family homes is the cornerstone of the action plan.

The City gained ownership of this property by way of a deed in lieu of foreclosure. The City would now like to sell the property to a contractor that will develop a single family house and sell to a low-income buyer. The goal is to develop 25 homes this year in the neighborhood. To date, Steve Nancy Homes has developed about 15 homes in the neighborhood.

RELATIONSHIP TO OTHER PUBLIC AND PRIVATE PROJECTS:

The property is located within the boundaries of the Wingate Neighborhood Action Plan. The plan calls for single family uses at this site. The City and County are working to redevelop this neighborhood. Mecklenburg County plans to build a park just north of this site across Craddock Avenue. The City has invested about \$2 million in infrastructure improvements-sidewalks, curb, gutters and drainage improvements. Steve Nancy Homes is the chief builder and has built about 15 new single-family homes for low-income buyers. The City of Charlotte also recently acquired about 60 apartment units located on Wingate Avenue to renovate/remodel for townhouses (some for rent and others for sale).

PROJECT IMPACT:

This site is zoned R-8 single family and is currently vacant (See Map 2.) Surrounding land uses include single family homes and vacant land. The development of single family homes is greatly needed to help revitalize this neighborhood. The proposed use of the land will positively impact this neighborhood by increasing the single family housing stock and home ownership opportunities.

PROJECT COST:

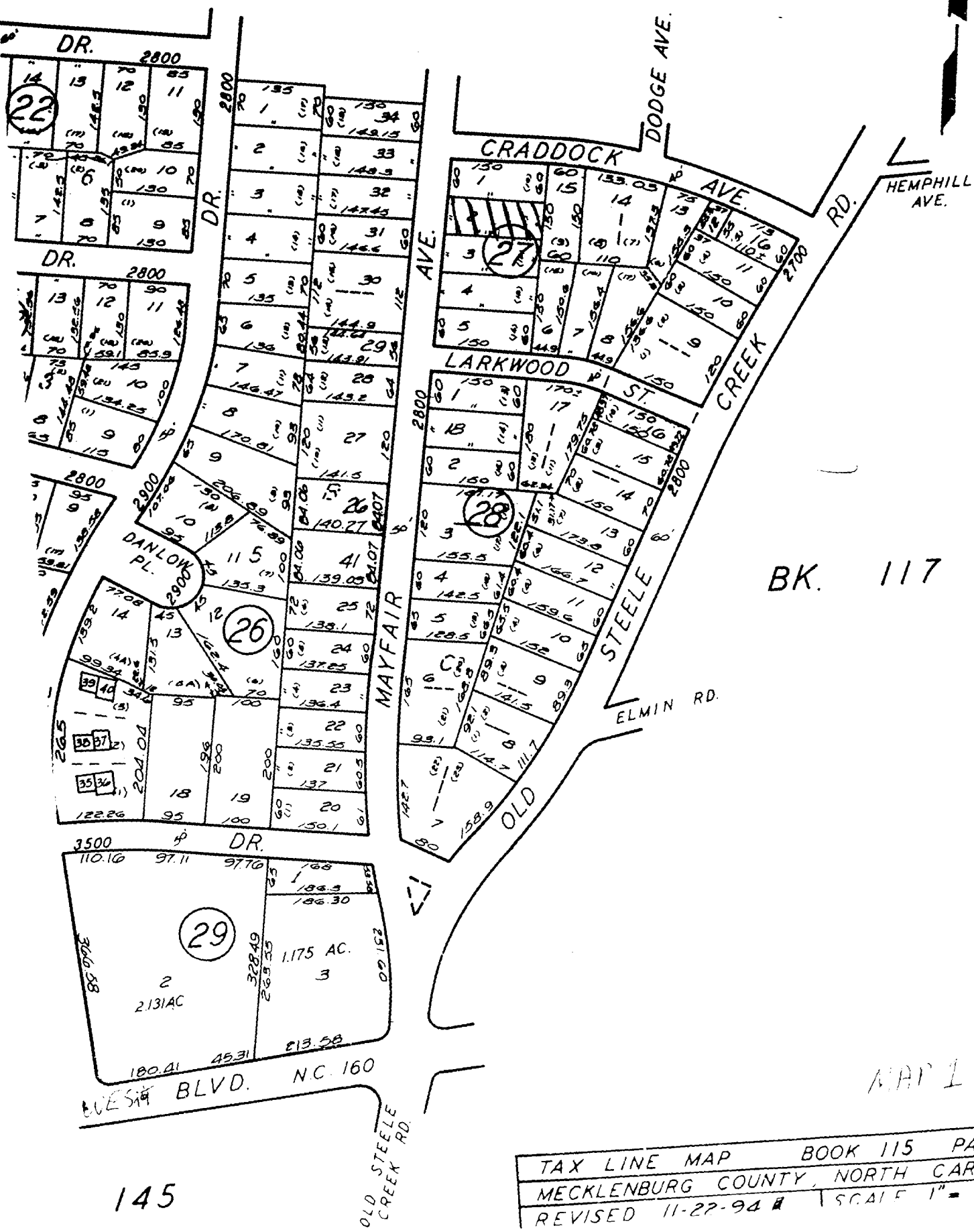
A formal appraisal was not done because the City has participated in recent sales in the area. The sales price of this property will likely be at or close to the tax value which is \$3,000.

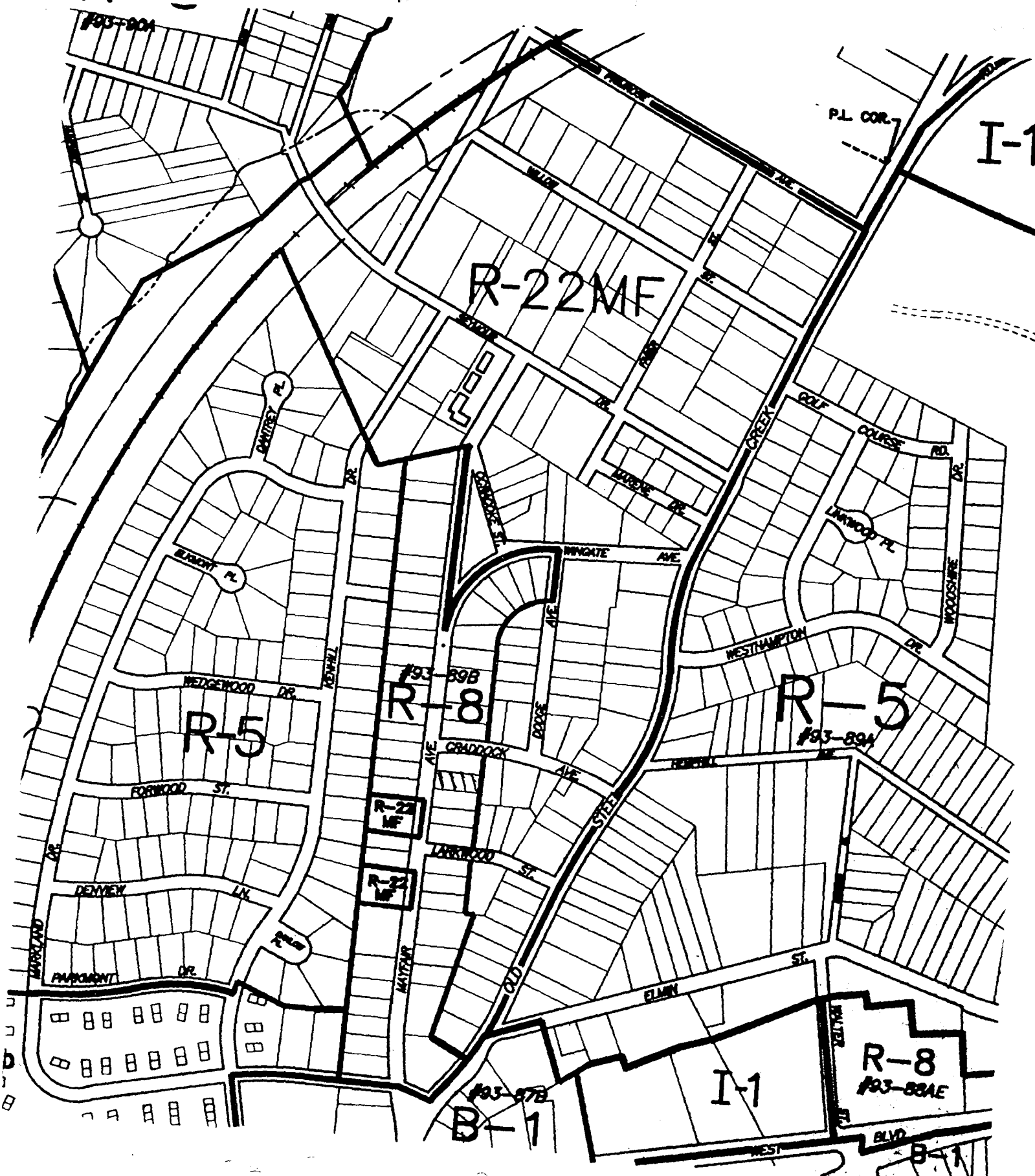
STAFF RECOMMENDATION:

Planning staff recommends that the property be sold to Steve Nancy Homes to build a single-family home to sell to a low-moderate income buyer.

PLANNING COMMITTEE RECOMMENDATION:

Planning Committee voted unanimously 5-0 to support staff's recommendations to sell this property to build a single family home to sell to a low-moderate income buyer.





MAP 2
CHARLOTTE-MECKLENBURG COUNTY
NORTH CAROLINA