

MANDATORY REFERRAL REPORT NO. 99-11
CHARLOTTE-MECKLENBURG PLANNING COMMISSION

Sale of a Portion of City Owned Property

MAY 1999

PROJECT LOCATION

The vacant lot (#078-447-15) is located on Fontana Avenue in the Greenville community which has been identified as a stable CWAC neighborhood. (See attached map).

PROJECT PROPOSAL

This is a proposal to sell a portion of a city owned lot to a buyer for seven thousand dollars (\$7,000). Selling the property will help provide a handicap accessible house for the buyer and her severely disabled brother. The portion of the property is approximately .322 acres (out of 1.03 acres) and is currently zoned R-5.

PROJECT JUSTIFICATION

The buyer is a client in the City's Relocation Program. Selling the property and assisting with the construction of a house will remove the client from the relocation workload.

RELATIONSHIP TO OTHER PUBLIC AND PRIVATE PROJECTS

The Greenville Special Project Plan (1987) focuses on eliminating blighted areas, stabilizing land uses and property values, and developing a full service community. As a result, new homes, curb and gutter improvements, and other infrastructure improvements have occurred in the Greenville community.

Another investment in the community is the Greenville Neighborhood Center. The center provides services to residents in the Greenville community and other surrounding neighborhoods.

PROJECT IMPACT

The project should not have any additional adverse impacts on the neighborhood. The proposal promotes homeownership and supports stability in the neighborhood. It would also provide a housing opportunity for a displaced citizen.

PROJECT COST

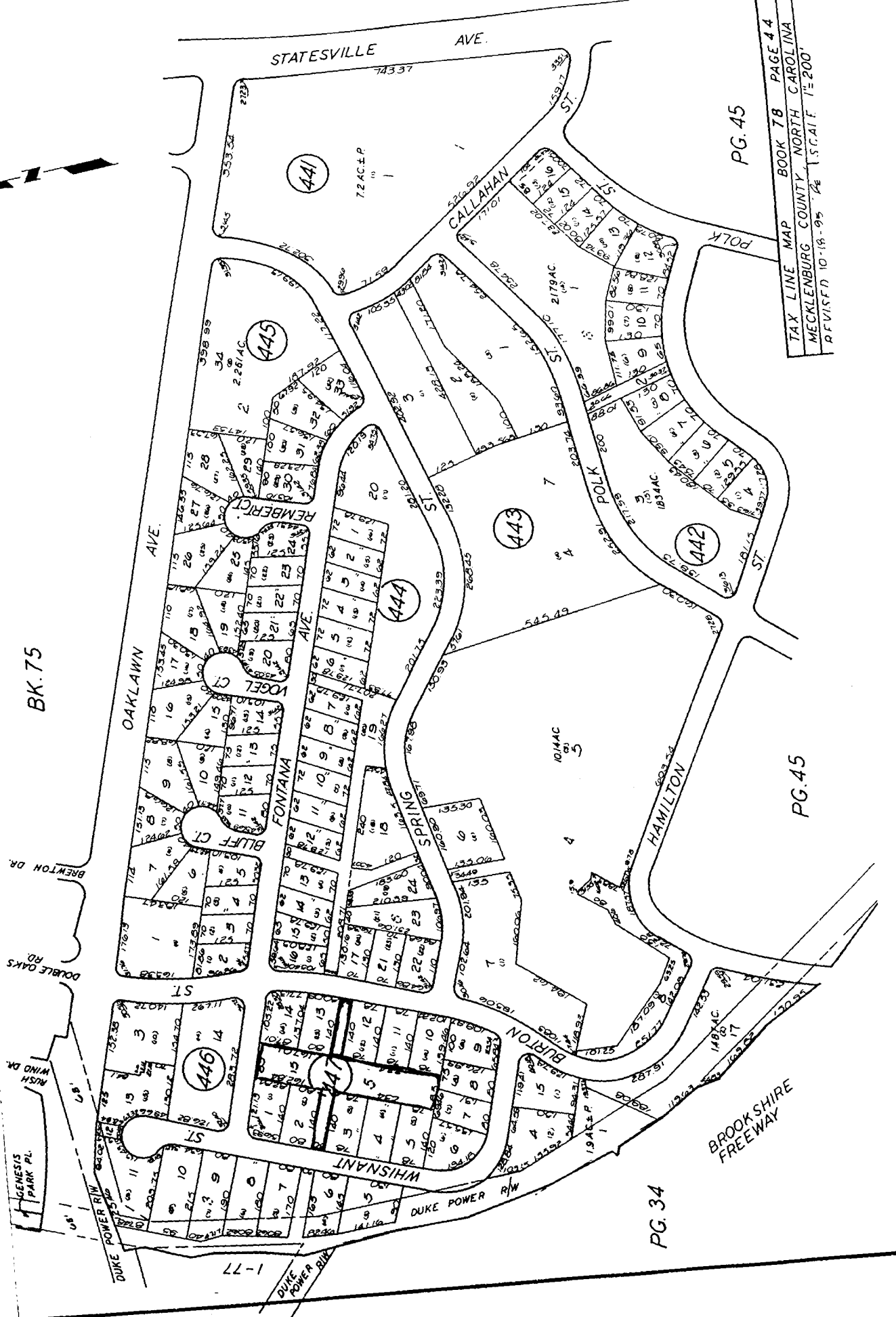
Selling Cost = \$7,000.00

STAFF RECOMMENDATION

Staff recommends selling a portion of the lot to the buyer. The proposal is consistent with housing initiatives in the Greenville Special Project Plan and should not cause additional negative impacts in the Greenville community.

PLANNING COMMITTEE RECOMMENDATION

Planning Committee recommends selling a portion (.322 acres) of the city owned lot #078-447-15 to an interested buyer.



BK.75

PG.45

PG.45

PG.34

PG.39

TAX LINE MAP BOOK 78 PAGE 44
MECKLENBURG COUNTY NORTH CAROLINA
REVISED 10-18-95 1/4" = 200'

94-10

Instructors:

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 full description of the project and its objectives is necessary. Please provide all of the information requested and all available graphic information.

- I. Initiating Department: Neighborhood Development Date: March 30, 1999.
Submitted by: Stanley D. Watkins Prepared: Andrea Sturm, Housing Referral Supervisor
- II. Project Name: Sale of City-Owned Property in the Greenville Neighborhood
Location and Description
of Project: Vacant Lot located at Fontana, Tax Code #078-447-15; zoning is R-5.
The tax value of real property is \$7,000.
- III. Project Justification/Need: The City gained ownership via Urban Renewal in the 1960's and 1970's Neighborhood Development wants to sell the property to a relocatee, Monica McKee, and assist her in having a house build on the lot that will be accessible for her severely disabled brother.

IV. Project Status (check those that applies):

Nothing done but this report	<u> </u>	Land not yet acquired	<u> </u>
Preliminary plans completed	<u> X </u>	Land acquisition	<u> </u>
Detailed plans completed	<u> X </u>	Underway	<u> X </u>
No land acquisition involved	<u> </u>	Land acquired	<u> X </u>
Project under contract	<u> X </u>		

Other X Sales contract pending on property with Monica McKee

V. Proposed Development Schedule:

	<u>Begin</u>	<u>Completed</u>
Planning	<u> </u>	<u> </u>
Land	<u> </u>	<u> </u>
Construction	<u> </u>	<u> </u>

(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 this area?) This property is located in the Greenville community which is classified as Stable. Greenville has been revitalized with new homes, curb and gutter improvement and other public/private projects, and this is one of the few remaining lots.

VII. Project Cost Estimate - (indicate the estimated total project cost and describe how this estimation has been made). N/A

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). N/A

03/29/1999 CHAR-MECK TAX DEPARTMENT PUBLIC ACCESS SYSTEM

03:07 PM CURRENT REAL ESTATE DETAIL SUMMARY

078-447-15

OWNER/MAILING ADDRESS

CITY OF CHARLOTTE

FIRE: TWP: 1 SITUS: CHAR SD:
MORT: ANNEXED:

TDPA030

TP03

600 E FOURTH ST

TYPE : EXEMPT

DEED :

DATE : / /

CHARLOTTE NC 28202

TOT ACRE: 1.030 AC

LEGAL: M19-88

SITUS: FONTANA AV CHAR

CARD 1 OF 1 1999 APPRAISAL DATA

BUILT 0000 NET COND % : 1.00

SQFT: AUX SQ. FT :

ZONE: R5 NEIGHBORHOOD: 07810

ACRE: 1.030

USE/MODEL: SINGLE FAM/VACANT

LAND TOTAL VALUE
7,000

BLDG

OBXF

TAXABLE 7,000

<-TYPE CHOICE,

PRESS ENTER. F1:HELP F2:OPTIONS F3:RETURN

F5:MORE INFO F7:UP CLEAR:RESE

F6:PREV INFO F8:DOWN F12:EXI