

MANDATORY REFERRAL REPORT NO. 99-16
CHARLOTTE MECKLENBURG PLANNING COMMISSION
SALE/CONVEYANCE OF CITY-OWNED PROPERTY

PROJECT LOCATION

The project involves the sale of 37 City-owned parcels and the conveyance of 35 parcels to adjoining property owners. All 72 parcels are located within the Central District Plan area (See Attached Chart and Maps).

PROJECT PROPOSAL

This proposed project calls for the sale/conveyance of 72 City-owned parcels. The 72 parcels total 34.426 acres. The appraisal data from the Charlotte-Mecklenburg Tax Department indicates a total value of \$1,126,620. The Privatization Competition Advisory Committee, Asset Management Division and Neighborhood Development Department have jointly reviewed Neighborhood Development Property Inventory of surplus properties and have recommended the sale/conveyance of previously subdivided properties that the City currently maintains and desires to return to private ownership.

PROJECT JUSTIFICATION

One of the Asset Management Committee's objectives approved by the City Council is to pursue the sale/transfer of all surplus properties as a means to generate revenue and reduce the cost of maintenance in the City's operating budget.

PROJECT IMPACT

The sale/conveyance of the 72 parcels would place public property valued at \$1,126,620 back on the City/County tax rolls and/or reduce cost of maintenance in the City's operating budget.

RELATIONSHIP TO OTHER PUBLIC AND PRIVATE PROJECTS

The Joint Use Task Force will also review the list of parcels recommended for sale to determine if there are any other public need for the properties.

PROJECT COST

The value of the property is estimated by the City/County Tax Department at \$1,126,620.

STAFF RECOMMENDATION

Staff recommends the sale/conveyance of the 72 City-owned parcels (See Attached Chart). All the parcels are vacant, except one parcel (067-073-26) which is used for a single family resident. All the parcels are zoned residential (R-5, R-6, R-8, R-12MF, R-17MF, and R-22MF, except 4

parcels which are remnants and are zoned B-2. The Central District Plan recommends a residential future for the majority of these parcels. It is expected that these parcels will develop as recommended in the Central District Plan.

PLANNING COMMITTEE RECOMMENDATION

At the June 15, 1999 meeting, Planning Committee unanimously approved the sale/conveyance of 72 City-owned parcels.

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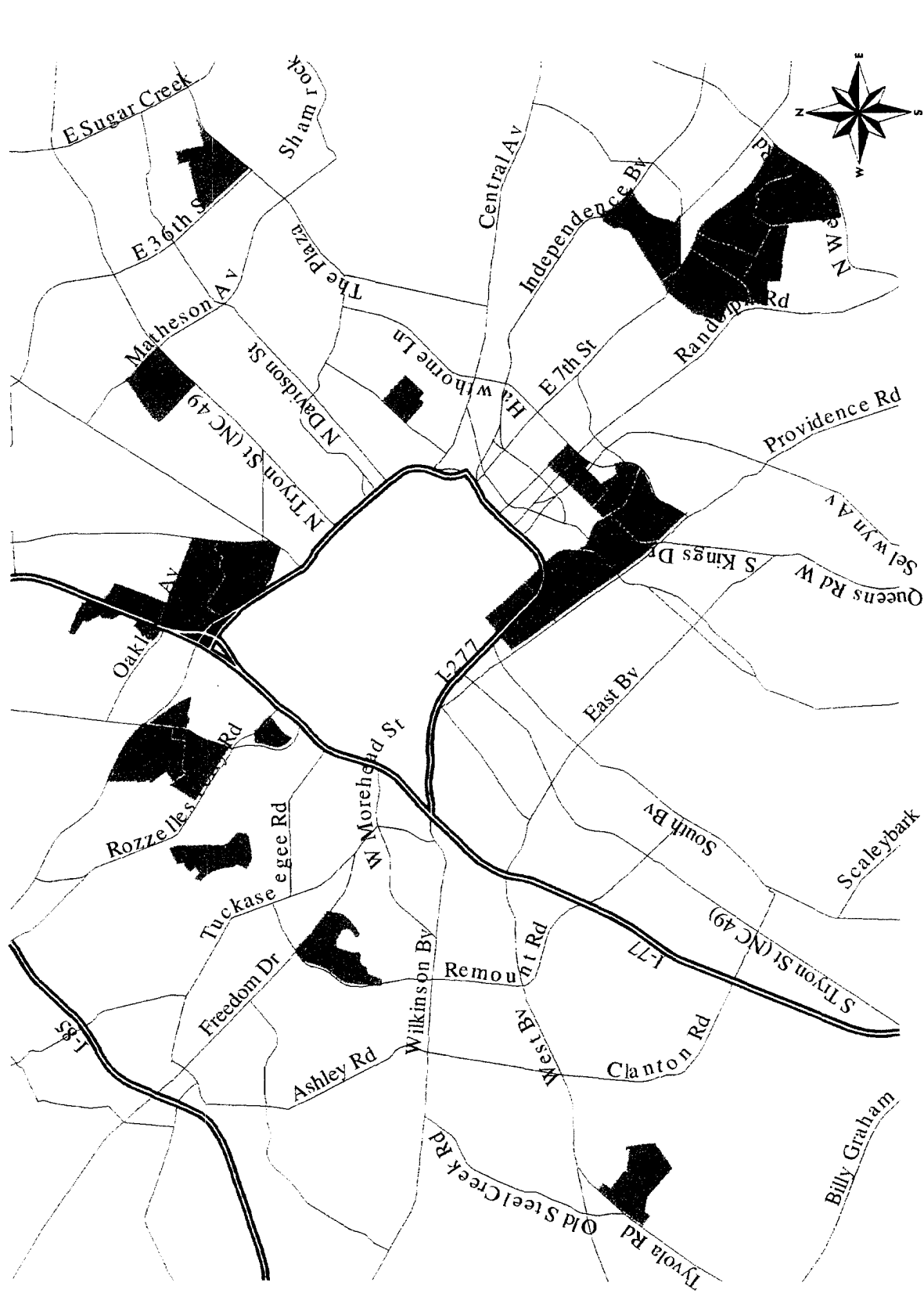
TAX PARCEL #	ACRES	VALUE	ZONING	LAND USE	TRANSFER
6707326	0.214	\$ 45,090.00	R-8	Single Family	Sale
6901314	0.134	\$ 4,000.00	R-22MF	Vacant	Sale
6901315	0.115	\$ 2,000.00	R-22MF	Vacant	Sale
6901316	0.144	\$ 3,870.00	R-22MF	Vacant	Sale
6903531	0.217	\$ 4,000.00	R-22MF	Vacant	Sale
6903534	0.68	\$ 1,000.00	R-22MF	Vacant	Conveyance
6903599	0.03	\$ 500.00	R-22MF	Vacant	Conveyance
7112121	0.324	\$ 8,000.00	R-5	Vacant	Sale
7112122	0.186	\$ 6,500.00	R-5	Vacant	Sale
7509401	0.204	\$ 7,600.00	R-8	Vacant	Sale
7509613	0.115	\$ 7,600.00	R-8	Vacant	Conveyance
7509614	0.115	\$ 7,600.00	R-8	Vacant	Conveyance
7509615	0.115	\$ 7,600.00	R-8	Vacant	Conveyance
7509616	0.115	\$ 7,600.00	R-8	Vacant	Conveyance
7509617	0.115	\$ 7,600.00	R-8	Vacant	Conveyance
7509618	0.172	\$ 7,600.00	R-8	Vacant	Conveyance
7509619	0.115	\$ 7,600.00	R-8	Vacant	Conveyance
7509620	0.115	\$ 7,600.00	R-8	Vacant	Conveyance
7509621	0.115	\$ 7,600.00	R-8	Vacant	Conveyance
7509622	0.124	\$ 7,600.00	R-8	Vacant	Conveyance
7509712	0.124	\$ 7,600.00	R-8	Vacant	Conveyance
7509713	0.115	\$ 7,600.00	R-8	Vacant	Conveyance
7509714	0.23	\$ 11,200.00	R-8	Vacant	Conveyance
7509715	0.23	\$ 11,200.00	R-8	Vacant	Conveyance
7509716	0.115	\$ 7,600.00	R-8	Vacant	Conveyance
7509717	0.344	\$ 14,000.00	R-8	Vacant	Conveyance
7509718	0.239	\$ 11,200.00	R-8	Vacant	Conveyance
7509806	0.124	\$ 7,600.00	R-8	Vacant	Conveyance
7509807	0.115	\$ 7,600.00	R-8	Vacant	Conveyance
7509808	0.115	\$ 7,600.00	R-8	Vacant	Conveyance
7509809	0.216	\$ 7,600.00	R-8	Vacant	Conveyance
7816114	0.9	\$ 2,000.00	R-22MF	Vacant	Sale
7816115	0.162	\$ 2,500.00	R-22MF	Vacant	Sale
7816117	0.061	\$ 1,000.00	R-22MF	Vacant	Sale
7818703	0.46	\$ 10,020.00	R-22MF	Vacant	Sale
7821125	0.126	\$ 1,600.00	R-22MF	Vacant	Sale
7844201	2.17	\$ 65,100.00	R-5	Vacant	Sale
7844302	0.5	\$ 16,340.00	R-22MF	Vacant	Sale
7844419	0.85	\$ 27,770.00	R-5/R-22MF	Vacant	Conveyance
7844601	1.9	\$ 7,000.00	R-5	Vacant	Conveyance
7844612	0.045	\$ 200.00	R-5	Vacant	Conveyance
7844614	1.03	\$ 28,000.00	R-5	Vacant	Sale
7844715	1.03	\$ 7,000.00	R-5	Vacant	Conveyance
7845107	0.21	\$ 3,430.00	R-5/R17MF	Vacant	Conveyance
7845229	2.2	\$ 7,000.00	R-5	Vacant	Conveyance
7845301	8	\$ 337,440.00	R-5	Vacant	Sale

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TAX PARCEL #	ACRES	VALUE	ZONING	LAND USE	TRANSFER
7908213	0.263	\$ 3,000.00	R-5	Vacant	Sale
8112409	0.172	\$ 2,500.00	R-5	Vacant	Sale
9109104	1.36	\$ 8,000.00	R-5	Vacant	Sale
12511502	0.075	\$ 3,000.00	R-8	Vacant	Sale
12517305	0.222	\$ 58,100.00	B-2	Vacant	Conveyance
12520156	0.164	\$ 21,420.00	B-2	Vacant	Conveyance
12520157	0.31	\$ 40,500.00	B-2	Vacant	Conveyance
12521501	0.115	\$ 3,000.00	R-6	Vacant	Sale
12523313	0.253	\$ 2,500.00	R-12MF	Vacant	Conveyance
12523426	0.595	\$ 25,000.00	R-8	Vacant	Sale
12524332	0.297	\$ 4,500.00	R-6	Vacant	Sale
12524501	0.158	\$ 3,000.00	R-6	Vacant	Conveyance
12524505	0.122	\$ 3,000.00	R-6	Vacant	Sale
12524506	0.193	\$ 4,000.00	R-6	Vacant	Sale
14522405	0.33	\$ 5,000.00	R-5	Vacant	Sale
15701207	0.344	\$ 7,000.00	R-5	Vacant	Sale
15701231	0.155	\$ 5,000.00	R-5	Vacant	Sale
15702231	0.126	\$ 5,000.00	R-5	Vacant	Sale
15703708	0.184	\$ 12,000.00	R-5	Vacant	Sale
15703807	0.303	\$ 15,000.00	R-5	Vacant	Sale
15705118	0.146	\$ 5,000.00	R-5	Vacant	Sale
15705309	0.144	\$ 5,000.00	R-5	Vacant	Sale
15705333	0.114	\$ 5,000.00	R-5	Vacant	Sale
15705334	0.206	\$ 5,000.00	R-5	Vacant	Sale
15706518	2	\$ 35,000.00	R-5	Vacant	Sale
15901213	1	\$ 65,340.00	B-2	Vacant	Conveyance

72 34.426 \$ 1,126,620.00

Sale / Conveyance of City-Owned Property



Note: MR 99-16, tax map locations.
Produced by the Charlotte-Mecklenburg Planning Commission, June 1999