

April 5, 1976  
Resolutions Book 11 - Page 367

RESOLUTION OF CITY COUNCIL OF THE CITY OF  
CHARLOTTE, NORTH CAROLINA  
APPROVING THE COMMUNITY DEVELOPMENT PLAN FOR  
FIVE POINTS TARGET AREA

WHEREAS, Title I of the Housing and Community Development Act of 1974 (P.L. 93-383) created a new Community Development Funding Program and amended and extended laws related to housing and urban development and for other purposes; and

WHEREAS, the City of Charlotte has submitted an application in accordance with certain well-defined Federal objectives and has received approval from the United States of America for the execution of a comprehensive Community Development Program to be financed with Community Development Block Grant Funds; and

WHEREAS, one of the Community Development target areas for which such Federal funds have been allocated and the application has been approved is identified as "Five Points Community Development Area" encompassing the area bounded on the southeast by Interstate 77, on the south and west by West Trade Street, Mill Road and Jenkins Street and on the north by Cemetery Street, the east side of Beatties Ford Road, French Street and the Northwest Freeway in the City of Charlotte, State of North Carolina (herein called the "Locality"); and

WHEREAS, the City of Charlotte has made detailed studies of the location, physical condition of structures, land use, environmental influences, and social, cultural and economic conditions of the Community Development Area; and

WHEREAS, there has been prepared and referred to the City Council of the City of Charlotte (herein called the "Governing Body") for review and approval a Community Development Plan for the Five Points Target Area, dated February 20, 1976; and

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the Locality as a whole; and

WHEREAS, pursuant to the State Mandatory Referral Law, the Charlotte-Mecklenburg Planning Commission, which is the duly designated and acting official planning body for the Locality, has submitted to the Governing Body its approval respecting the Community Development Plan for the Target Area; and

WHEREAS, the Governing Body is cognizant of the conditions that are imposed in the undertaking and carrying out of Community Development projects with Federal financial assistance under Title I, including those prohibiting discrimination because of race, color, creed, or national origin:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE, CHARLOTTE, NORTH CAROLINA:

1. That it is hereby found and determined that the Five Points Community Development Target Area qualifies under the Community Development Block Grant Program.

2. That the Community Development Plan for the Target Area, having been duly reviewed and considered, is hereby approved, and the City Clerk be and is hereby directed to file said copy of the Community Development Plan with the minutes of this meeting.

3. That it is hereby found and determined that the objectives of the Community Development Plan can be achieved through rehabilitation of the Target Area.

4. That it is hereby found and determined that the Community Development Plan for the Target Area conforms to the general plan of the Locality.

5. That it is hereby found and determined that the Community Development Plan for the Target Area will afford maximum opportunity, consistent with the sound needs of the Locality as a whole, for the conservation of the Area by private enterprise.

6. That it is hereby found and determined that the Community Development Plan for the Target Area gives due consideration to the provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan.

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 5th day of April, 1976, the reference having been made in Minute Book 63, and recorded in full in Resolutions Book 11, at Page 367-368.

Ruth Armstrong, City Clerk

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RESOLUTION OF CITY COUNCIL OF THE CITY OF  
CHARLOTTE, NORTH CAROLINA  
APPROVING THE COMMUNITY DEVELOPMENT PLAN FOR  
CHERRY TARGET AREA

WHEREAS, Title I of the Housing and Community Development Act of 1974 (P.L. 93-383) created a new Community Development Funding Program and amended and extended laws related to housing and urban development and for other purposes; and

WHEREAS, the City of Charlotte has submitted an application in accordance with certain well-defined Federal objectives and has received approval from the United States of America for the execution of a comprehensive Community Development Program to be financed with Community Development Block Grant Funds; and

WHEREAS, one of the Community Development target areas for which such Federal funds have been allocated and the application has been approved is identified as "Cherry Community Development Area" encompassing the area bounded on the west by Kings Drive, on the southwest by Morehead Street, on the east by Queens Road, on the northeast by East Third Street and on the north by Independence Boulevard in the City of Charlotte, State of North Carolina (herein called the "Locality"); and

WHEREAS, the City of Charlotte has made detailed studies of the location, physical condition of structures, land use, environmental influences, and social, cultural and economic conditions of the Community Development Area; and

WHEREAS, there has been prepared and referred to the City Council of the City of Charlotte (herein called the "Governing Body") for review and approval a Community Development Plan for the Cherry Target Area, dated February 20, 1976; and

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the Locality as a whole; and

WHEREAS, pursuant to the State Mandatory Referral Law, the Charlotte-Mecklenburg Planning Commission, which is the duly designated and acting official planning body for the Locality, has submitted to the Governing Body its approval respecting the Community Development Plan for the Target Area; and

WHEREAS, the Governing Body is cognizant of the conditions that are imposed in the undertaking and carrying out of Community Development projects with Federal financial assistance under

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Title I, including those prohibiting discrimination because of race, color, creed, or national origin:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE, CHARLOTTE, NORTH CAROLINA:

1. That it is hereby found and determined that the Cherry Community Development Target Area qualifies under the Community Development Block Grant Program.
2. That the Community Development Plan for the Target Area, having been duly reviewed and considered, is hereby approved, and the City Clerk be and is hereby directed to file said copy of the Community Development Plan with the minutes of this meeting.
3. That it is hereby found and determined that the objectives of the Community Development Plan can be achieved through rehabilitation of the Target Area.
4. That it is hereby found and determined that the Community Development Plan for the Target Area conforms to the general plan of the Locality.
5. That it is hereby found and determined that the Community Development Plan for the Target Area will afford maximum opportunity, consistent with the sound needs of the Locality as a whole, for the conservation of the Area by private enterprise.
6. That it is hereby found and determined that the Community Development Plan for the Target Area gives due consideration to the provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan.

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 5th day of April, 1976, the reference having been made in Minute Book 63, and recorded in full in Resolutions Book 11, at Page 369-370.

Ruth Armstrong, City Clerk

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RESOLUTION OF CITY COUNCIL OF THE CITY OF CHARLOTTE,  
NORTH CAROLINA, APPROVING THE COMMUNITY DEVELOPMENT PLAN,  
THE REDEVELOPMENT PLAN AND THE FEASIBILITY OF  
RELOCATION FOR WEST MOREHEAD TARGET AREA

WHEREAS, Title I of the Housing and Community Development Act of 1974 (P.L. 93-383) created a new Community Development Funding Program and amended and extended laws related to housing and urban development and for other purposes; and

WHEREAS, the City of Charlotte has submitted an application in accordance with certain well-defined Federal objectives and has received approval from the United States of America for the execution of a comprehensive Community Development Program to be financed with Community Development Block Grant Funds; and

WHEREAS, one of the Community Development target areas for which such Federal funds have been allocated and the application has been approved is identified as "West Morehead Target Area" encompassing the area generally bounded by the Southern Railroad right-of-way, West 2nd Street and West Stonewall Street on the north, South Tryon Street on the southeast, West Park and West Summit Avenues on the southwest, and South Mint and South Cedar Streets on the northwest in the City of Charlotte, State of North Carolina (herein called the "Locality"); and

WHEREAS, the City of Charlotte has made detailed studies of the location, physical condition of structures, land use, environmental influences, and social, cultural and economic conditions of the Community Development Area and has determined that a portion of the Target Area is a "blighted area" predominantly residential in character as determined by the "Blight Survey, West Morehead Area" approved by the Charlotte-Mecklenburg Planning Commission, September 2, 1975, and that it is detrimental and a menace to the safety, health and welfare of the inhabitants and users thereof and of the Locality at large, because of extent of building dilapidation and deterioration, lack of light and air to residential buildings, and overcrowding, and the members of the City Council of the City of Charlotte (hereinafter called the "Governing Body") have been fully apprised and are aware of these facts and conditions; and

WHEREAS, there has been prepared and referred to the Governing Body for review and approval a Community Development Plan for the West Morehead Target Area, dated February, 1976; and

WHEREAS, there has been prepared and referred to the Governing Body for review and approval a Redevelopment Plan for the West Morehead Redevelopment Area, dated February, 1976, and consisting of 34 pages and 6 exhibits; and

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the Locality as a whole; and

WHEREAS, the Charlotte-Mecklenburg Planning Commission, which is the duly designated and acting official planning body for the Locality, has submitted to the Governing Body its report and recommendations respecting the Redevelopment Plan for the Redevelopment Area and has certified that the Redevelopment Plan conforms to the general plan for the Locality as a whole, and the Governing Body has considered the report, recommendations and certification of the planning body; and

WHEREAS, pursuant to the State Mandatory Referral Law, the Charlotte-Mecklenburg Planning Commission has submitted to the Governing Body its approval respecting the Community Development Plan for the Target Area; and

WHEREAS, the Redevelopment Plan for the Redevelopment Area prescribes certain land uses for the Redevelopment Area and will require, among other things, changes in zoning, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public action; and

WHEREAS, the Community Development Department has prepared and submitted a program for the relocation of individuals and families that may be displaced as a result of carrying out the Redevelopment Area in accordance with the Redevelopment Plan; and

WHEREAS, there have also been presented to the Governing Body information and data respecting the relocation program which has been prepared by the Community Development Department as a result of studies, surveys, and inspections in the Redevelopment Area and the assembling and analysis of the data and information obtained from such studies, surveys, and inspections; and

WHEREAS, the members of the Governing Body have general knowledge of the conditions prevailing in the Redevelopment Area and of the availability of proper housing in the Locality for the relocation of individuals and families that may be displaced from the Redevelopment Area and, in the light of such knowledge of local housing conditions, have carefully considered and reviewed such proposals for relocation; and

WHEREAS, it is necessary that the Governing Body take appropriate official action respecting the relocation program and the Redevelopment Plan for the Redevelopment Area in conformity with the Uniform Relocation Assistance and Real Property Acquisition Act of 1970 (P.L. 91-646) and the North Carolina Urban Redevelopment Law of 1951, as amended, N.C.G.S. 160A-500 through 160A-526; and

WHEREAS, the Conditions Under Which the City of Charlotte Will Make Relocation Payments, the Schedule of Average Gross Rentals for Standard Housing in the Locality, the Schedule of Average Prices of Comparable Sales Housing in Locality, and the Fixed Relocation Payments Schedule were reviewed and considered at the meeting; and

WHEREAS, the Governing Body is cognizant of the conditions that are imposed in the undertaking and carrying out of Community Development projects with Federal financial assistance under Title I, including those prohibiting discrimination because of race, color, creed, or national origin:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE, CHARLOTTE, NORTH CAROLINA:

1. That it is hereby found and determined that the West Morehead Target Area qualifies under the Community Development Block Grant Program and a portion thereof as an eligible Redevelopment Area under the North Carolina Urban Redevelopment Law of 1951, as amended, N.C.G.S. 160A-500 through 160A-526.

2. That the Redevelopment Plan for the Redevelopment Area, having been duly reviewed and considered, is hereby approved, and the City Clerk be and is hereby directed to file said copy of the Redevelopment Plan with the minutes of this meeting.

3. That the Community Development Plan for the Target Area, having been duly reviewed and considered, is hereby approved, and the City Clerk is hereby directed to file said copy of the Community Development Plan with the minutes of this meeting.

4. That it is hereby found and determined that the objectives of the Redevelopment Plan cannot be achieved solely through rehabilitation of the Redevelopment Area.

5. That it is hereby found and determined that the Redevelopment Plan for the Redevelopment Area conforms to the general plan of the Locality.

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6. That it is hereby found and determined that the Redevelopment Plan for the Redevelopment Area will afford maximum opportunity, consistent with the sound needs of the Locality as a whole, for the urban renewal and conservation of the Area by private enterprise.

7. That it is hereby found and determined that the Redevelopment Plan for the Redevelopment Area gives due consideration to the provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan.

8. That it is hereby found and determined that the program for the proper relocation of individuals and families displaced in carrying out the Community Development Project in decent, safe, and sanitary dwellings in conformity with acceptable standards is feasible and can be reasonably and timely effected to permit the proper prosecution and completion of the Project; and that such dwellings or dwelling units available or to be made available to such displaced individuals and families are at least equal in number to the number of displaced individuals and families, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced individuals and families in the Redevelopment Area, are available at rents or prices within the financial means of the displaced individuals and families, and are reasonably accessible to their places of employment.

9. That, in order to implement and facilitate the effectuation of the Redevelopment Plan hereby approved, it is found and determined that certain official action must be taken by this Body with reference, among other things, to changes in zoning, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public action, and, accordingly, this Body hereby (a) pledges its cooperation in helping to carry out the Redevelopment Plan; (b) requests the various officials, departments, boards, and agencies of the Locality having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the Redevelopment Plan; and (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Redevelopment Plan.

10. That the conditions under which the City of Charlotte will make Relocation Payments are hereby in all respects approved.

11. That the Schedule of Average Annual Gross Rentals for Standard Housing in Locality is in all respects approved.

12. That the Schedule of Average Prices of Comparable Sales Housing in Locality is in all respects approved.

13. That the Fixed Relocation Payments Schedule is in all respects approved.

14. That the Director, Community Development Department, is hereby designated to approve all claims for Relocation Payments.

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 5th day of April, 1976, the reference having been made in Minute Book 63, and recorded in full in Resolutions Book 11, at Page 371-382.

Ruth Armstrong, City Clerk

CONDITIONS UNDER WHICH RELOCATION PAYMENTS WILL BE MADE

OCTOBER, 1975

Relocation Payments

Relocation payments will be made in accordance with P.L. 91-646, Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and with rules and regulations revised and currently in effect governing relocation payments as prescribed by the Department of Housing and Urban Development.

1. Who Are Eligible

Families, individuals, business concerns and nonprofit organizations which move from real property within a HUD-assisted Project or Program Area or moves his personal property from such real property.

Moving Expenses

With respect to individuals and families, expenses which may be included are packing and crating and insuring and carting.

With respect to business concerns and nonprofit organizations, expenses may include packing and crating, obtaining bids or estimates for transportation, packing and crating; storage of personal property for a period generally not to exceed twelve months (when LPA determines that storage is necessary); insurance premiums covering loss and damage of personal property while in storage or transit; disconnecting, dismantling; removing; reassembling; reconnecting and reinstalling machinery, equipment or personal property (including goods and inventory kept for sale). Transportation cost for families, individuals, businesses and nonprofit groups are limited to within 50 miles of the political jurisdiction where the displacement takes place, unless the LPA determines that a move of a greater distance is justified and reasonable.

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Actual Direct Loss of Property

A business may receive a payment for any actual direct loss for any of its tangible property, including inventory or goods held for sale, which it chooses not to relocate. An effort to achieve a bona fide sale to dispose of the personal property is required, and the payment may not exceed the estimated reasonable expense of moving such property. Payment will not be made for an item traded in and for which compensation has been made otherwise.

Fixed Amounts

For families and individuals who elect to receive a fixed payment in lieu of actual reasonable moving expenses, they shall be paid the total of (1) an amount, not to exceed \$300.00, determined in accordance with Federal Highway Administration approved schedules for the State in which the displacement occurs, and (2) a \$200.00 dislocation allowance. (Room count shall not include bathrooms, halls and closets, but the LPA may include one additional room to make an allowance for moving items stored in attics, cellars, or garages.)

SCHEDULE FOR FIXED PAYMENTS CLAIMS  
 July 1, 1975

UNFURNISHED UNITS (Occupant owns furniture)

<u>FIRST ROOM</u>	<u>2 ROOMS</u>	<u>3 ROOMS</u>	<u>4 ROOMS</u>	<u>5 ROOMS</u>
\$60.00	\$95.00	\$130.00	\$165.00	\$200.00
<u>6 ROOMS</u>	<u>7 ROOMS</u>	<u>8 ROOMS or MORE</u>		
\$235.00	\$270.00	\$300.00		

FURNISHED UNITS (Including sleeping rooms, occupant does not own furniture.)

<u>FIRST ROOM</u>	<u>EACH ADDITIONAL ROOM</u>
\$25.00	\$20.00

WIDTH UNDER 10'	10'	12' & OVER	DOUBLES
\$105.00	\$140.00	\$200.00	\$300.00
MOBILE HOMES (Not owned by the occupant, removal of personal items by occupant)			
\$40.00	\$50.00	\$70.00	\$100.00

MAXIMUM \$300.00 UNDER EACH SCHEDULE

DISLOCATION ALLOWANCE: An additional \$200.00 under each schedule.

IN LIEU OF PAYMENT: For businesses who elect and qualifies to receive as payment in lieu of moving and related expenses, shall be paid (1) an amount equal to the average annual net earnings of the business concern, but not less than \$2,500.00 or not more than \$10,000.00. Payment to a nonprofit organization who elects and qualifies to receive a payment in lieu of moving and related expenses and which does not operate for profit, payment shall be in the amount of \$2,500.00.

Replacement Housing Payments for Homeowners

A payment not to exceed \$15,000.00 for displaced owner-occupants to assist them in purchasing and occupying comparable, suitable, standard replacement dwelling includes (a) a differential payment, which, when added to the acquisition payment for the dwelling acquired for the project, equals the reasonable cost of a comparable replacement dwelling; (b) interest payment, an amount to compensate the displaced homeowners for the present worth of any loss of favorable financing; (c) incidental expense payment to compensate the displaced homeowner for expenses he incurs incidental to the purchase of a standard replacement dwelling.

Replacement Housing Payments for Tenants and Certain Others

A payment to provide assistance to displaced families and individuals in renting or purchasing comparable, suitable, standard replacement dwelling. This payment cannot exceed

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\$4,000.00 and may either be (1) a payment to assist a displaced person in making a downpayment toward the purchase of a replacement housing unit; (2) a payment to assist a displaced person in the rental of a replacement housing unit for a period not to exceed four years or (3) a payment to assist a homeowner temporarily displaced as a result of Code Enforcement (other than demolition) or voluntary rehabilitation.

2. Claims for all relocation payments shall be submitted to the LPA within a period of eighteen months after displacement of the claimant. A homeowner has twelve months after displacement in which to purchase and occupy a standard replacement dwelling.

3. Option

Persons eligible for relocation payments shall have the choice of (a) fixed payment - in this case no receipts for moving bills are required; (b) or they may present a bill from an approved moving company, provided the City has approved the arrangements and proposed rate in advance.

The eligibility of all disbursements of relocation payments shall be determination of compliance with the rules and regulations governing the making of relocation under Public Law 91-646, as amended, and currently in effect. The Director of the Community Development Department has been authorized to approve claims and determine their validity in compliance with these conditions and the rules and regulations under Public Law 91-646, as amended.

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## FIXED RELOCATION PAYMENT SCHEDULE

Project (s): West MoreheadHOUSEHOLD AND MOBILE HOMESUNFURNISHED UNIT

1 Room -	\$ 60.00
2 Rooms -	95.00
3 Rooms -	130.00
4 Rooms -	165.00
5 Rooms -	200.00
6 Rooms -	235.00
7 Rooms -	270.00
8 Rooms -	300.00

MOBILE HOMES

Under 10'	-	\$105.00
10'	-	140.00
12' & Over	-	200.00
Doubles	-	300.00

MOBILE HOMES

(Personalty Only)

Under 10'	-	\$ 40.00
10'	-	50.00
12' & Over	-	70.00
Doubles	-	100.00

FURNISHED UNITS

1st Room	-	\$25.00
Each Additional Room	-	\$20.00

NOTE: By using this Fixed Rate method, the relocatee may move by any means available and no further documentation is required, plus he will receive the dislocation allowance of \$200.00.

Guidelines for Household Moves - A displaced individual or family is eligible to receive moving payments for his personal property, himself and his family. The relocatee has the option of payment on the basis of actual reasonable moving expenses or a moving expense schedule. If the fixed rate schedule is chosen, the relocatee will also be entitled to a dislocation allowance of \$200.00. The dislocation allowance will not apply to those using the actual cost method of moving.

The above schedule excludes unfurnished or unused rooms, halls, baths, attics, porches, garages, dressing rooms, and utility rooms. However, should a relocatee have sufficient storage in carports, garages, enclosed porches, attics, sheds, or utility rooms, the Relocation Agent may count one additional room for these, but not to exceed one additional room per residence.

Discretion should be used when counting combination rooms—living/dining, kitchen/dining, etc. If, in the opinion of the Relocation Agent enough personalty is in these combination rooms, then two rooms may be counted provided there is a minimum of 200 square feet. Otherwise, only one room may be counted.

Basements that are not partitioned will count as one room if utilized as living or storage area with at least 200 square feet. For each additional 300 square feet, another room may be counted.

Effective Date: July 1, 1975

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SCHEDULE OF AVERAGE PRICES OF  
COMPARABLE RENTAL HOUSING IN  
LOCALITY

Charlotte, N. C.

Community  
Development  
Department

Project:  
West Morehead

SCHEDULE

SIZE OF UNIT (a)	Total Square Footage (b)	Price Range		Average Price (c) + (d) ÷ 2 (e)
		From (c)	To (d)	
1 Bedroom or less Small Unit	700	\$ 65.00	\$125.00	\$ 95.00
Medium Unit	800	75.00	140.00	110.00
Large Unit	900	85.00	155.00	120.00
2 Bedrooms Small Unit	1000	90.00	160.00	125.00
Medium Unit	1100	100.00	170.00	135.00
Large Unit	1200	110.00	180.00	145.00
3 Bedrooms Small Unit	1200	115.00	185.00	150.00
Medium Unit	1300	125.00	195.00	160.00
Large Unit	1400	135.00	205.00	170.00
4 Bedrooms Small Unit	1400	140.00	210.00	175.00
Medium Unit	1500	150.00	220.00	185.00
Large Unit	1600	160.00	225.00	195.00
5 Bedrooms Small Unit	1600	165.00	235.00	200.00
Medium Unit	1800	175.00	245.00	210.00
Large Unit	2000	185.00	255.00	220.00

CD  
10/7/75

Code No.

SCHEDULE OF AVERAGE PRICES OF COMPARABLE SALES HOUSING IN LOCALITY	Charlotte, N.C.	Project:  West Morehead
	Community Development Department	

SCHEDULE

SIZE OF UNIT (a)	Total Square Footage (b)	Price Range		Average Price (c) + (d) ÷ 2 (a)
		From (c)	To (d)	
2 Bedrooms or less Small Unit	900	\$8,300.00	\$17,000.00	\$12,650.00
Medium Unit	1,100	7,000.00	21,500.00	14,250.00
Large Unit	1,400	8,000.00	23,950.00	15,975.00
3 Bedrooms Small Unit	1,080	8,500.00	21,250.00	14,875.00
Medium Unit	1,300	9,000.00	24,990.00	16,995.00
Large Unit	1,600	10,950.00	25,500.00	18,225.00
4 Bedroom Small Unit	1,400	8,000.00	28,900.00	18,450.00
Medium Unit	1,800	12,750.00	29,900.00	21,325.00
Large Unit	2,500	15,000.00	35,000.00	25,000.00
5 Bedrooms or more Small Unit	1,400	12,500.00	26,500.00	19,500.00
Medium Unit	2,200	16,500.00	29,350.00	22,950.00
Large Unit	2,700	17,000.00	37,000.00	27,000.00

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RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
CHARLOTTE, NORTH CAROLINA, ANNOUNCING ITS INTENT TO  
EXCHANGE LAND WITH TYSON'S GROCERY, INC.

WHEREAS, the City Council of the City of Charlotte has approved a project to widen Remount Road in the City of Charlotte; and

WHEREAS, land owned by Tyson's Grocery, Inc. is required for street right-of-way for the widening of Remount Road; and

WHEREAS, the City of Charlotte owns land adjacent to said land owned by Tyson's Grocery, Inc., some of which land is not required for right-of-way purposes; and

WHEREAS, negotiations with the owners of Tyson's Grocery, Inc. have disclosed that the owners thereof are willing to exchange the portion of their property needed for street right-of-way purposes for adjacent land of the City, which is the residue of land purchased for street right-of-way; and

WHEREAS, N.C.G.S. 160A-271 requires the publication of a 10 days' public notice of the Council's intent to authorize the exchange of property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

1. That on Monday, May 3, 1976, the City Council shall give consideration to authorizing the exchange of property between the City of Charlotte and Tyson's Grocery, Inc.

2. The land of the City of Charlotte proposed to be exchanged for the land of Tyson's Grocery, Inc. is land in the City of Charlotte, County of Mecklenburg, State of North Carolina, described as follows:

BEGINNING at a point, said point being located on the southerly right-of-way line of Remount Road at its intersection with the westerly right-of-way line of South Tryon Street N-44-04-34-W a distance of 92.05 feet to a point; thence S-46-07-10-W a distance of 37.29 feet to the said point of beginning; thence S-46-07-10-W a distance of 75.21 feet to a point; thence N-44-04-34-W a distance of 69.00 feet to a point; thence N-46-07-10-E a distance of 76.00 feet to a point; thence S-43-42-48-E a distance of 69.00 feet to a point in the point of beginning, containing 5,215 square feet.

This land has been appraised at a value of \$7,301 but would be conveyed subject to a 484 square foot temporary construction easement for the Remount Road Widening Project.

3. The land of Tyson's Grocery, Inc. proposed to be exchanged for the land of the City described above is land in the City of Charlotte, County of Mecklenburg, State of North Carolina, described as follows:

BEGINNING at the intersection of the southerly right-of-way line of Remount Road with easterly right-of-way line of Norfolk Avenue; thence S-44-04-34-E with the southerly right-of-way line of Remount Road a distance of 46.00 feet to a point; thence S-46-07-10-W a distance of 37.00 feet to a point; thence N-43-42-48-W a distance of 20.84 feet to a point; thence to the point of tangency with the arc of a circular curve to the left, having a radius of 25.00 feet; thence along said circular curve an arc distance of 39.34 feet to a point on the easterly right-of-way line of Norfolk Avenue; thence N-46-07-10-E a distance of 61.84 feet to a point and its intersection with the southerly right-of-way line of Remount Road, said point also being the point of beginning, containing 1,828 square feet.

This land has been appraised at a value of \$4,255. A further consideration to be furnished by Tyson's Grocery, Inc. in the proposed exchange is the grant of a 307 square foot temporary construction easement on its property for the widening of Remount Road and an agreement to negotiate a settlement instead of going to condemnation which could increase the cost and delay the project if a relocation of the business on said property were to be involved.

4. Plats depicting the parcels described above are available for public inspection in the Public Works Department of the City of Charlotte, Real Estate Division, Suite 410, 301 South McDowell Street, Charlotte, North Carolina.

5. This Resolution shall be published at least 10 days before the regular meeting at which approval of this exchange shall be considered.

6. The foregoing Resolution was adopted by the City Council of the City of Charlotte, North Carolina, April 5, 1976.

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 5th day of April, 1976, the reference having been made in Minute Book 63, and recorded in full in Resolutions Book 11, at Page 383-384.

Ruth Armstrong, City Clerk

April 5, 1976  
Resolutions Book 11 - Page 385

A RESOLUTION PROVIDING FOR PUBLIC  
HEARINGS ON PETITIONS FOR ZONING CHANGES

WHEREAS, the City Council has received petitions for zoning changes, which petitions, numbered 76-22 through 76-42 are on record in the Office of the City Clerk, and

WHEREAS, the City Council deems it in the public interest that hearings be held on said petitions,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Charlotte, that public hearings will be held in the Board Meeting Room on the Fourth Floor of the Education Center at 701 East Second Street beginning at 7:30 o'clock P. M. on Monday, the 26th day of April, 1976 on petitions for zoning changes numbered 76-22 through 76-42.

BE IT FURTHER RESOLVED that notice of said hearings be published as required by law.

APPROVED AS TO FORM:

Henry W. Underhill, Jr.  
Henry Underhill, City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 5th day of April, 1976, the reference having been made in Minute Book 63, and recorded in full in Resolutions Book 11, at Page 385.

Ruth Armstrong, City Clerk

April 5, 1976  
Resolutions Book 11 - Page 386

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHARLOTTE AUTHORIZING THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION TO FILE AND EXECUTE AN APPLICATION PURSUANT TO FEDERAL FUNDING UNDER SECTION 9 OF THE URBAN MASS TRANSPORTATION ACT OF 1964, AS AMENDED.

WHEREAS, the Charlotte-Mecklenburg Planning Commission has been designated by the Governor of North Carolina as the Metropolitan Planning Organization (MPO) for the Charlotte urbanized area; and

WHEREAS, the Urban Mass Transportation Administration (UMTA) requires that the designated MPO for an area be (1) the applicant for and (2) the recipient of UMTA Section 9 funding; and

WHEREAS, the Transit Planning Office of the City of Charlotte requires the use of UMTA Section 9 funding to complete work addressed in Charlotte's Fiscal Year 1977 Unified Work Program; and

WHEREAS, Federal funding is requested in the amount of \$56,800 with local matching funds in the amount of \$14,200 (\$7,100 provided by the City and \$7,100 provided by the North Carolina Department of Transportation):

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Charlotte, in regular session duly assembled, that:

- 1) The attached resolution authorizing the filing and execution of a technical studies grant application with the United States Department of Transportation by Mr. Allen Tate, Chairman of the Charlotte-Mecklenburg Planning Commission, is hereby concurred with; and
- 2) The City of Charlotte will provide the local share of matching funds in the amount of \$7,100 (to be provided in the form of in-kind services).

Approved as to form:

Henry W. Underhill Jr.  
City Attorney

Date: March 23, 1976

CERTIFICATION

I, Ruth Armstrong, City Clerk of the City of Charlotte, North Carolina, do hereby certify that the foregoing is a true and exact copy of a Resolution adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 5<sup>th</sup> day of April, 1976, the reference having been made in Minute Book 63, page         , and recorded in full in Resolutions Book 11, page 386.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 6<sup>th</sup> day of April, 1976.

Ruth Armstrong  
Ruth Armstrong, City Clerk

"RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF CHARLOTTE FOR CONDEMNATION ACTION IN THE  
GRIER HEIGHTS COMMUNITY DEVELOPMENT TARGET AREA"

WHEREAS the City of Charlotte has undertaken the execution of the Grier Heights Community Development Target Area, the same being an Urban Redevelopment Project, to be executed in accordance with the provisions of Article 22 of Chapter 160A of the General Statutes of North Carolina; and

WHEREAS the Urban Renewal Law as set out in said Article and Chapter provides for the acquisition, preparation, sale, sound replanning, and redevelopment of property within a redevelopment area, as defined by said law; and

WHEREAS such area has been established in accordance with the requirements of such law and the said Grier Heights Community Development Target Area approved by the Governing Body of the City of Charlotte; and

WHEREAS such law specifically provides for the exercise of power of Eminent Domain in order that the purpose of the law as set out in said Article 22 of Chapter 160A to be achieved and accomplished, such purposes being in the public interest and designed to promote the health, safety and welfare of the inhabitants of this community and locality; and

WHEREAS the City of Charlotte has, under the applicable laws and regulations relating to such procedure, endeavored to establish a fair market value on properties within the area, and has in good faith through its proper agents endeavored to negotiate for the acquisition of properties within the fair market value thereof, the City of Charlotte recognizing in such negotiations that it needed to acquire said property in accordance with the said redevelopment plan previously approved;

WHEREAS the City of Charlotte, after such fair negotiations, has of this date been unable to acquire such properties as hereinafter set out and this acquisition of such properties being essential to the achievement of the plans and accomplishment of the purpose of the redevelopment law as the same relates thereto; and

WHEREAS it therefore appears that it will be necessary for the City of Charlotte to institute condemnation proceedings under the provisions of the North Carolina Law of Eminent Domain and the exercise of powers thereunder.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Charlotte, North Carolina, that the Council approves and hereby orders the institution of condemnation proceedings in its proper corporate name with respect to the following properties:

<u>Block No.</u>	<u>Parcel No.</u>	<u>Owner</u>	<u>Fair Market Value</u>
17	19	Mrs. Jeminar Jackson Springs	\$2,900

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 5th day of April, 1976, the reference having been made in Minute Book 63, and recorded in full in Resolutions Book 11, at Page 388.

Ruth Armstrong, City Clerk

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHARLOTTE AUTHORIZING THE EXECUTION OF A CAPITAL ASSISTANCE GRANT CONTRACT WITH THE UNITED STATES OF AMERICA BY THE MAYOR (OR IN HIS ABSENCE THE MAYOR PRO TEM).

WHEREAS, the City of Charlotte has made application for transit capital assistance funding under Section 3 of the Urban Mass Transportation Act of 1964, as amended (Project Number NC-03-0009); and

WHEREAS, grant contracts for this project will be forthcoming; and

WHEREAS, the Urban Mass Transportation Administration requires an official to be formally designated to execute these grant contracts:

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Charlotte, in regular session duly assembled, that:

- 1) The Mayor of the City of Charlotte is hereby authorized, on behalf of the City, to sign and comply with all the terms of the grant contracts with the United States Department of Transportation for Project No. NC-03-0009; and
- 2) In the absence of the Mayor, the Mayor Pro Tem is authorized on behalf of the City to sign and comply with all the terms of the grant contracts with the United States Department of Transportation for Project No. NC-03-0009.

Approved as to form:

Henry W. Underhill Jr.  
City Attorney

CERTIFICATION

I, Ruth Armstrong, City Clerk of the City of Charlotte, North Carolina, do hereby certify that the foregoing is a true and exact copy of a Resolution adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 5th day of April, 1976, the reference having been made in Minute Book 63, page \_\_\_\_\_, and recorded in full in Resolutions Book 11, page 389.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 6th day of April, 1976.

Ruth Armstrong  
Ruth Armstrong, City Clerk

390

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHARLOTTE AUTHORIZING THE EXECUTION OF AN OPERATING ASSISTANCE GRANT CONTRACT WITH THE UNITED STATES OF AMERICA BY THE MAYOR (OR IN HIS ABSENCE THE MAYOR PRO TEM).

WHEREAS, the City of Charlotte has made application for transit operating assistance funding under Section 5 of the Urban Mass Transportation Act of 1964, as amended (Project Number NC-05-4008); and

WHEREAS, grant contracts for this project will be forthcoming; and

WHEREAS, the Urban Mass Transportation Administration requires an official to be formally designated to execute these grant contracts:

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Charlotte, in regular session duly assembled, that:

- 1) The Mayor of the City of Charlotte is hereby authorized, on behalf of the City, to sign and comply with all the terms of the grant contracts with the United States Department of Transportation for Project No. NC-05-4008; and
- 2) In the absence of the Mayor, the Mayor Pro Tem is authorized on behalf of the City to sign and comply with all the terms of the grant contracts with the United States Department of Transportation for Project No. NC-05-4008.

Approved as to form:

Henry W. Underhill Jr.  
City Attorney

Date: March 23, 1976

CERTIFICATION

I, Ruth Armstrong, City Clerk of the City of Charlotte, North Carolina, do hereby certify that the foregoing is a true and exact copy of a Resolution adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 5th day of April, 1976, the reference having been made in Minute Book 63, page \_\_\_\_\_, and recorded in full in Resolutions Book 11, page 390.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 6th day of April, 1976.

Ruth Armstrong  
Ruth Armstrong, City Clerk