

RESOLUTION OF CITY-COUNCIL OF THE CITY OF CHARLOTTE,  
NORTH CAROLINA, APPROVING AMENDMENT NO. 2 -  
REDEVELOPMENT PLAN AND THE FEASIBILITY OF RELOCATION  
FOR GRIER HEIGHTS 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 "Grier Heights Target Area" encompassing the area bounded by Randolph Road and Briar Creek on the west, Monroe Road on the north, Seaboard Coastline Railroad on the east, and on the south by McAlway Road, Beal Street and Billingsley Road, in the City of Charlotte, State of North Carolina, (herein called the "Locality"); and

WHEREAS, there has been prepared and approved by the City Council of the City of Charlotte (hereinafter called "Governing Body") a Redevelopment Plan for the Grier Heights Redevelopment Area dated October, 1975, amended July, 1976, and consisting of 42 pages and 7 exhibits; and

WHEREAS, since the above approval, it has been desirable and in the public interest to further amend said Redevelopment Plan to

1. Revise the Residential Rehabilitation Standards to make them less restrictive, but at least as restrictive as the requirements of the "Minimum Housing Standards" of the Charlotte Housing Code.
2. Add the provision in the residential rehabilitation section of the Plan pertaining to properties having a rehabilitation potential that where owners refuse to comply with the Residential Property Rehabilitation Standards, the Community Development Department may refer the matter to the Building Inspection Department for enforcement of the Housing Code. At present, the only recourse in the Plan is for the Community Development Department to initiate acquisition action.
3. Update the estimated costs and re-schedule financing.
4. Revise schematic location of Dunn Avenue to reflect the property Owner's engineering design and related zoning.
5. Retain present location of Alpha Street between Jewel Street and Dunn Avenue; and this Amendment No. 2 incorporates into the Redevelopment Plan all changes and additions necessary to effectuate said Amendment; and

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Redevelopment Plan and the Feasibility of  
Relocation for Grier Heights Target Area - Page 2)

WHEREAS, there has been prepared and referred to the Governing Body of the City of Charlotte for review and approval, an Amended Redevelopment Plan for the Project Area dated April, 1977, and consisting of 42 pages and 7 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 Amended Redevelopment Plan for the Redevelopment Area and has certified that the Amended 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, the Amended Redevelopment Plan for the Project 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, 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 Amended 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. 160 A-500 through 160 A-526; and

June 15, 1977

Resolutions Book 12 - Page 410

(Resolution Approving Amendment No. 2 -  
Redevelopment Plan and the Feasibility of  
Relocation for Grier Heights Target Area - Page 3)

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 Grier Heights Target Area qualifies under the Community Development Block Grant Program and as an eligible Redevelopment Area under the North Carolina Urban Redevelopment Law of 1951, as amended, N. C. G. S. 160 A-500 through 160 A-526.

2. That the Amended 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 Amended Redevelopment Plan with the minutes of this meeting.

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

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

5. That it is hereby found and determined that the Amended 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.

6. That it is hereby found and determined that the Amended 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.

7. 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

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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.

8. That, in order to implement and facilitate the effectuation of the Amended 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 Amended 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 Amended Redevelopment Plan; and (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Amended Redevelopment Plan.

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 13th day of June, 1977, the reference having been made in Minute Book 65, and is recorded in full in Resolutions Book 12, at Page 408-411.

Ruth Armstrong  
City Clerk

June 13, 1977

Resolutions Book 12 - Page 412

RESOLUTION OF CITY COUNCIL OF THE CITY OF CHARLOTTE,  
NORTH CAROLINA, APPROVING AMENDMENT NO. 2 -  
REDEVELOPMENT PLAN AND THE FEASIBILITY OF RELOCATION  
FOR SOUTHSIDE PARK 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 "Southside Park Target Area" encompassing the area bounded by West Tremont Avenue and Remount Road on the north, Southern Railroad on the east, Clanton Road on the south, and Interstate 77 on the west, in the City of Charlotte, State of North Carolina, (herein called the "Locality"); and

WHEREAS, there has been prepared and approved by the City Council of the City of Charlotte (hereinafter called "Governing Body") a Redevelopment Plan for the Southside Park Redevelopment Area dated December, 1975, amended July, 1976, and consisting of 39 pages and 7 exhibits; and

WHEREAS, since the above approval, it has been desirable and in the public interest to further amend said Redevelopment Plan to revise the Residential Rehabilitation Standards to make them less restrictive, but at least as restrictive as the requirements of the "Minimum Housing Standards" of the Charlotte Housing Code; revise the conditions under which acquisition of noncompliance structures will not be mandatory and may be referred to the Building Inspection Department to enforce the "Minimum Housing Standards" of the Charlotte Housing Code; update the estimated costs and reschedule financing; and this Amendment No. 2 incorporates into the Redevelopment Plan all changes and additions necessary to effectuate said Amendment; and

WHEREAS, there has been prepared and referred to the Governing Body of the City of Charlotte for review and approval, an Amended Redevelopment Plan for the Project Area dated April, 1977, and consisting of 39 pages and 7 exhibits; and

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Relocation for Southside Park Target Area - Page 2)

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 Amended Redevelopment Plan for the Redevelopment Area and has certified that the Amended 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, the Amended Redevelopment Plan for the Project 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, 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 Amended 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. 160 A-500 through 160 A-526; 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 Southside Park Target Area qualifies under the Community Development Block Grant Program and as an eligible Redevelopment Area under the North Carolina Urban Redevelopment Law of 1951, as amended, N. C. G. S. 160 A-500 through 160 A-526.
2. That the Amended 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 Amended Redevelopment Plan with the minutes of this meeting.
3. That it is hereby found and determined that the objectives of the Amended Redevelopment Plan cannot be achieved solely through rehabilitation of the Redevelopment Area.
4. That it is hereby found and determined that the Amended Redevelopment Plan for the Redevelopment Area conforms to the general plan of the Locality.
5. That it is hereby found and determined that the Amended 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.
6. That it is hereby found and determined that the Amended 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.
7. 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

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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.

8. That, in order to implement and facilitate the effectuation of the Amended 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 Amended 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 Amended Redevelopment Plan; and (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Amended Redevelopment Plan.

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 13th day of June, 1977, the reference having been made in Minute Book 65, and is recorded in full in Resolutions Book 12, at Page 412-415.

Ruth Armstrong  
City Clerk

## RESOLUTION NO. \_\_\_\_\_

RESOLUTION APPROVING APPLICATION FOR PRELIMINARY LOAN  
FOR LOW-RENT PUBLIC HOUSING

WHEREAS, it is the policy of this locality to eliminate substandard and other inadequate housing, to prevent the spread of slums and blight, and to realize as soon as feasible the goal of a decent home in a suitable living environment for all of its citizens; and

WHEREAS, under the provisions of the United States Housing Act of 1937, as amended, the United States of America, acting through the Secretary of Housing and Urban Development (herein called the "Government"), is authorized to provide financial assistance to local public housing agencies for undertaking and carrying out preliminary planning of low-rent housing projects that will assist in meeting this goal; and

WHEREAS, the Act provides that there shall be local determination of need for low-rent housing to meet needs not being adequately met by private enterprise and that the Government shall not make any contract with a public housing agency for preliminary loans for surveys and planning in respect to any low-rent housing projects unless the governing body of the locality involved has by resolution approved the application of the public housing agency for such preliminary loan; and

WHEREAS, the Housing Authority of the City of Charlotte, North Carolina (herein called the "Local Authority") is a public housing agency and is applying to the Government for a preliminary loan to cover the costs of surveys and planning in connection with the development of low-rent housing;

NOW, THEREFORE, be it resolved by the City Council of the City of Charlotte, North Carolina as follows:

1. That there exists in the City of Charlotte, NC a need for such low-rent housing which is not being met by private enterprise;
2. That the application of the Local Authority to the Government for a preliminary loan in an amount not to exceed \$18,200 for surveys and planning in connection with low-rent housing projects of not to exceed approximately ninety-one dwelling units is hereby approved.

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 13th day of June, 1977, the reference having been made in Minute Book 65, and is recorded in full in Resolutions Book 12, at Page 416.

Ruth Armstrong  
City Clerk

A RESOLUTION AUTHORIZING ACCEPTANCE OF A GRANT FROM THE NATIONAL FIRE PREVENTION AND CONTROL ADMINISTRATION OF THE U. S. DEPARTMENT OF COMMERCE FOR THE DEVELOPMENT OF AN AREA WIDE FIRE EDUCATION AND TRAINING PROGRAM.

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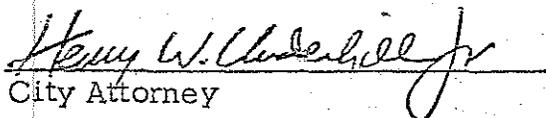
WHEREAS, on April 18, 1977, the City Council authorized the Charlotte Fire Department to file an application with the National Fire Prevention and Control Administration of the U. S. Department of Commerce for a fully funded grant to develop an area wide Fire Education and Training Program to serve fire departments within an 80-mile radius of Charlotte; and

WHEREAS, the grant has been approved in the amount of \$79,843 for a maximum project time of one year and the City will be reimbursed as funds are expended; and

WHEREAS, the City Council of the City of Charlotte endorses and approves the acceptance of said grant and the operation of the said program in the manner set forth in the application for grant assistance.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Charlotte, in its regularly scheduled meeting on the 13th day of June, 1977, that Mayor John M. Belk is hereby authorized to accept the subject grant award and to execute an agreement setting forth the nature and conditions of the grant award.

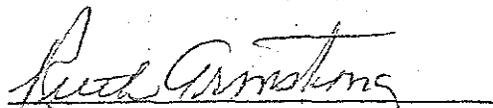
Approved as to form:

  
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 13th day of June, 1977, the reference having been made in Minute Book 65, page \_\_\_\_\_, and recorded in full in Resolutions Book 12, page 417.

Witness my hand and the corporate seal of the City of Charlotte, North Carolina this 14th day of June, 1977.

  
Ruth Armstrong, City Clerk

A RESOLUTION OF THE CITY COUNCIL RELATIVE TO A PUBLIC HEARING  
TO BE HELD ON THE 1977 CHARLOTTE-MECKLENBURG THOROUGHFARE  
PLAN.

BE IT RESOLVED by the City Council of the City of Charlotte that a public hearing will be held on the 1977 Charlotte-Mecklenburg Thoroughfare Plan on July 11, 1977 at 3:00 p.m. in the Council Chamber at City Hall to receive citizens comments and suggestions about the Plan.

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 13th day of June, 1977, the reference having been made in Minute Book 65, and is recorded in full in Resolutions Book 12, at Page 418.

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; and

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>
6	20	Heirs of Minnie Moore Bell	\$9,000
*20	12	Lula H. Crawford	650

\*Partial Take & Construction Easement

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 13th day of June, 1977, the reference having been made in Minute Book 65, and is recorded in full in Resolutions Book 12, at Page 419.

Ruth Armstrong  
City Clerk

A RESOLUTION AUTHORIZING THE REFUND  
OF CERTAIN TAXES

Reference is made to the schedule of "Taxpayers and Refunds Requested" attached to the Docket for consideration of the City Council. On the basis of that schedule, which is incorporated herein, the following facts are found:

1. The City-County Tax Collector collected taxes from the taxpayers set out on the list attached to the Docket.
2. The City-County Tax Collector has certified that those taxpayers made demand in writing for refund of the amounts set out on the schedule within eight years from the date the amounts were due to be paid.
3. The amounts listed on the schedule were collected through clerical error or by a tax illegally levied and assessed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Charlotte, North Carolina, in regular session assembled this 13th day of June, 19 77, that those taxpayers listed on the schedule of "Taxpayers and Refunds Requested", be refunded the amounts therein set out and that the schedule and this resolution be spread upon the minutes of this meeting.

Approved as to form:

Henry W. Underhill Jr.  
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 13th day of June, 1977, the reference having been made in Minute Book 65, and is recorded in full in Resolutions Book 12, at Page 420.

Ruth Armstrong  
City Clerk

## TAXPAYERS AND REFUNDS REQUESTED

<u>NAME</u>	<u>AMOUNT OF REFUND REQUESTED</u>	<u>REASON</u>
Gladys A. Tillett & First Union National Bank (Mail to Louis L. Rose, Jr.)	\$ 25.50	Clerical Error
The Ervin Co.	102.08	Clerical Error
Gladys A. Tillett & First Union National Bank (Mail to Louis L. Rose, Jr.)	40.66	Clerical Error
Dulins Heating & Air Cond., Inc.	127.67	Illegal Levy
Clarence A. Robinson & wife, Sadie	29.44	Clerical Error
Gladys A. Tillett & First Union National Bank (Mail to Louis L. Rose, Jr.)	40.66	Clerical Error
Dulins Heating & Air Cond., Inc.	249.11	Illegal Levy
Funding Systems Leasing Corp.	54.70	Clerical Error
American Lease Plans, Inc.	89.72	Illegal Levy
First Union Nat'l Bank	29.48	Clerical Error
Dulins Heating & Air Cond., Inc.	22.88	Illegal Levy
D. L. Peterson Trust	<u>67.32</u>	Clerical Error
	\$879.22 =====	