

Urban development law becomes economic issue

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 trict includes several economically threatened neighborhoods, said government should take a limited role in taking property.

"I don't think it's a cut and dried issue," said Turner, who represents District 3. "If the city of Charlotte says 'OK, we think Brookhill (an inner city community in his district) has more economic opportunity, we can take it. I don't agree with it.'"

The Supreme Court ruled in Kelo v. City of New London that governments can take property for private development. Historically, low-income neighborhoods — especially those inhabited by African Americans — have been targets of seizure for roads and other publicly-funded facilities. Turning property over to developers who would raise tax values on properties "amount to reverse Robin Hood policies," Bakst said.

N.C. law allows governments to take private property in three kinds of "redevelopment areas" — blighted, non-residential and "rehabilitation, conservation and reconditioning." The law says buildings in blighted areas must cause harm to the surrounding neighborhood, such as stunting "sound growth of the community" or being "conducive to ill health."

That's too vague, Bakst says, because government can seize property as a redevelopment area. Either way, property owners are in an economic Catch-22.

"How much growth is sound growth?" he asks. "The provision that properties must not be conducive to ill health doesn't even require that unhealthy conditions exist. In fact, it does-

n't even require the likelihood that those conditions will exist soon."

While the law could force homeowners out of low-income areas, Turner says giving local government bargaining power with nuisance businesses could offset some negatives.

"I don't think we'll ever do it, but I think there is a flip side if there are businesses that are holding back eco-

economic opportunity," he said. "It forces you to come to the table and talk. It's good to have some type of leverage."

The state law has yet to be used in Charlotte, but Turner said he'd lobby for property owners to be paid an "open market" price for their assets if it were.

"It's going to have to be policed to make sure it's not abused," he said.

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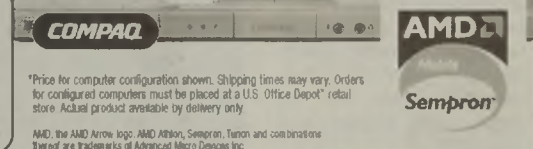
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AccuWeather.com 7-DAY FORECAST FOR CHARLOTTE, NC

Thursday	Thu. night	Friday	Saturday	Sunday	Monday	Tuesday	Wednesday
Periods of sun, colder	Mainly clear and cold	Partly sunny	Chance of a little rain	Mostly sunny and cold	Plenty of sunshine	Mostly sunny and cold	Mostly sunny
42	24	30	46	47	46	45	47
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WEATHER TRENDS THIS WEEK



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IN THE SKY

Sun		Moon		Moon Phases			
Thursday	Friday	Thursday	Friday	Full	Last	New	First
Rise: 7:16 a.m.	Rise: 8:01 p.m.	Rise: 2:41 p.m.	Rise: 5:16 a.m.	2/12	2/21	2/27	3/6
Set: 6:00 p.m.	Set: 6:01 p.m.	Set: 3:40 p.m.	Set: 6:02 a.m.				

REGIONAL CITIES

City	Thursday		Friday		Saturday		Sunday		City	Thursday		Friday		Saturday		Sunday	
	Hi	Lo	Hi	Lo	Hi	Lo	Hi	Lo		Hi	Lo	Hi	Lo	Hi	Lo	Hi	Lo
Aiken, SC	48	24	54	31	53	29	43	24	Memphis, TN	44	28	50	32	46	27	43	27

U.S. CITIES

City	Thursday		Friday		Saturday		Sunday		City	Thursday		Friday		Saturday		Sunday	
	Hi	Lo	Hi	Lo	Hi	Lo	Hi	Lo		Hi	Lo	Hi	Lo	Hi	Lo	Hi	Lo
Atlanta	40	28	50	32	46	28	40	28	Miami	69	49	68	55	74	58	77	56

WORLD CITIES

City	Thursday		Friday		Saturday		Sunday		City	Thursday		Friday		Saturday		Sunday	
	Hi	Lo	Hi	Lo	Hi	Lo	Hi	Lo		Hi	Lo	Hi	Lo	Hi	Lo	Hi	Lo
Amsterdam	41	36	43	34	41	34	41	36	Paris	41	30	39	27	37	28	41	32

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- Harrisburg: **Town Center Hardware**, 4245 Main Street, 704-493-7900
- Charlotte: **Faulk Brothers Hardware Inc.**, 5744 North Tryon Street, 704-506-7474
- Charlotte: **S.T.I. Turfcare Equipment**, 9900 Albemarle Road, 704-673-1005
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