



Legislation Details (With Text)

File #: 15-17817 **Version:** 1 **Name:**
Type: Consent Item **Status:** Approved
File created: 4/12/2022 **In control:** City Council Business Meeting
On agenda: 5/9/2022 **Final action:** 5/9/2022
Title: Property Transactions - XCLT Tryon to Orr, Parcel #1

Attachments:

Date	Ver.	Action By	Action	Result
5/9/2022	1	City Council Business Meeting	Approve	

Property Transactions - XCLT Tryon to Orr, Parcel #1

Action: Approve the following Condemnation: XCLT Tryon to Orr, Parcel #1

Project: XCLT Tryon to Orr, Parcel #1

Program: XCLT Tryon to Orr

Owner(s): RJR Investment LLC

Property Address: 4635 North Tryon Street

Total Parcel Area: 54,086 sq. ft. (1.24 ac.)

Property to be acquired by Easements: 2,941 sq. ft. (0.068 ac.) Sidewalk Utility Easement, 9,176 sq. ft. (0.211 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: Handicap Sign

Landscaping to be impacted: Trees

Zoned: B-2

Use: Business District

Tax Code: 089-016-09

<https://polaris3g.mecklenburgcountync.gov/#mat=134713&pid=08901609&qisid=08901609>

Appraised Value: \$68,225

Property Owner’s Concerns: The property owner is concerned about the amount of compensation offered

City’s Response to Property Owner’s Concerns: The City informed the property owner they could obtain their own appraisal in order to justify a counteroffer.

Recommendation: To avoid delay in the project schedule, the recommendation is to

proceed to condemnation during which time negotiations can continue, mediation is available and if necessary, just compensation can be determined by the court.

Council District: 1