



Legislation Details (With Text)

**File #:** 15-17346    **Version:** 1    **Name:**  
**Type:** Consent Item    **Status:** Approved  
**File created:** 2/3/2022    **In control:** City Council Business Meeting  
**On agenda:** 2/28/2022    **Final action:** 2/28/2022  
**Title:** Property Transactions - XCLT Orr Road to Rocky River Road, parcel #24

**Attachments:**

Date	Ver.	Action By	Action	Result
2/28/2022	1	City Council Business Meeting	Approve	

**Property Transactions - XCLT Orr Road to Rocky River Road, parcel #24**

**Action:** Approve the following Condemnation: XCLT Orr Road to Rocky River Road, parcel #24

**Project:** XCLT Orr Road to Rocky River Road, parcel #24

**Program:** XCLT Orr Road to Rocky River Road

**Owner(s):** Jeffrey L. Murphy and Heather D. Freeman

**Property Address:** 800 Autumnwood Lane

**Total Parcel Area:** 165,313 sq. ft. (3.80 ac.)

**Property to be acquired by Easements:** 19,862 sq. ft. (0.456 ac.) Greenway Easement, 17,204 sq. ft. (0.395 ac.) Temporary Construction Easement

**Structures/Improvements to be impacted:** None

**Landscaping to be impacted:** None

**Zoned:** R-3

**Use:** Single-family Residential

**Tax Code:** 049-162-03

<https://polaris3g.mecklenburgcountync.gov/#pid=04916203&gisid=04916203>

**Appraised Value:** \$61,125

**Property Owner’s Concerns:** The property owner is concerned about the design of the project and the amount of compensation offered.

**City’s Response to Property Owner’s Concerns:** The City explained the rationale of the design and how it meets the objectives for the project and 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:** 4