



Legislation Details (With Text)

**File #:** 15-19463    **Version:** 1    **Name:**  
**Type:** Consent Item    **Status:** Approved  
**File created:** 1/1/2023    **In control:** City Council Business Meeting  
**On agenda:** 1/23/2023    **Final action:** 1/23/2023  
**Title:** Property Transactions - 7023 Gilead Road, Parcel # 8

**Attachments:**

Date	Ver.	Action By	Action	Result
1/23/2023	1	City Council Business Meeting	Approve	

**Property Transactions - 7023 Gilead Road, Parcel # 8**

**Action:** Approve the following Condemnation: 7023 Gilead Road, Parcel # 8

**Project:** 7023 Gilead Road, Parcel # 8

**Program:** 7023 Gilead Road

**Owner(s):** Jimmy Rojas and Ma. De Lourdes Alvarez and the heirs of Guillermo Rojas and Arcelia C. Rojas

**Property Address:** 7101 Gilead Road, Huntersville

**Total Parcel Area:** 70,964 sq. ft. (1.62 ac.)

**Property to be acquired by Easements:** 3,641 sq. ft. (0.083 ac.) Permanent Sewer Easement and 1,670 sq. ft. (0.038 ac.) Temporary Construction Easement

**Structures/Improvements to be impacted:** Driveway and fence

**Landscaping to be impacted:** Trees and various plantings

**Zoned:** TR

**Use:** Transitional Residential District

**Parcel Identification Number:** 009-032-17  
<https://polaris3g.mecklenburgcountync.gov/#mat=182108&pid=00903217&gisid=00903217>

**Appraised Value:** \$8,900

**Property Owner’s Concerns:** The property has outstanding title issues.

**City’s Response to Property Owner’s Concerns:** The city has been unable to reach an agreement or resolve outstanding title issues at this time.

**Recommendation:** In order to move forward with the public use project, it is recommended proceeding to condemnation during which time there will be continued

attempts to resolve through negotiation, mediation, and if necessary, court proceedings.

**Council District:** Adjacent to Council District 4