



Legislation Details (With Text)

File #:	15-21540	Version:	1	Name:	
Type:	Consent Item	Status:		Agenda Ready	
File created:	11/5/2023	In control:		City Council Business Meeting	
On agenda:	11/27/2023	Final action:			
Title:	Property Transactions - Cross Charlotte Trail Segment 10, Parcels # 4, 7, 8 and 11				
Attachments:	1. 15-21540_Map_Property Transactions - Cross Charlotte Trail Segment 10, Parcels # 7, 2. 15-21540_Map_Property Transactions - Cross Charlotte Trail Segment 10, Parcels # 8, 3. 15-21540_Map_Property Transactions - Cross Charlotte Trail Segment 10, Parcels # 11, 4. 15-21540_Map_Property Transactions - Cross Charlotte Trail Segment 10, Parcels # 4				

Date	Ver.	Action By	Action	Result
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Property Transactions - Cross Charlotte Trail Segment 10, Parcels # 4, 7, 8 and 11

Action: Approve the following Condemnation: Cross Charlotte Trail Segment 10, Parcels # 4, 7, 8 and 11

Project: Cross Charlotte Trail Segment 10: Mallard Creek Church Road to Pavilion Boulevard, Parcels # 4, 7, 8 and 11

Program: Cross Charlotte Trail Segment 10: Mallard Creek Church Road to Pavilion Boulevard

Owner(s): Martin Marietta Materials, Inc

Property Address: 10600 North Tryon Street, 575 E Mallard Creek Church Road, Harris Houston Road and Stone Quarry Road

Total Parcel Area: 9,662,263 sq. ft. (221.815 ac.)

Property to be acquired by Easements: 18,822 sq. ft. (0.423 ac.) Permanent Greenway Easement and 258,215 sq. ft. (5.928 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: MHP, N1-A, N2-B

Use: Manufactured Home Park Zoning District, Neighborhood 1 Zoning District, Neighborhood 2 Zoning District

Parcel Identification Number(s): 051-021-01, 051-041-01, 051-033-06, 051-021-06
<https://polaris3g.mecklenburgcountync.gov/#mat=376484&pid=05102101&gclid=05102101>
<https://polaris3g.mecklenburgcountync.gov/#mat=390216&pid=05104101&gclid=05104101>
<https://polaris3g.mecklenburgcountync.gov/#pid=05103306&gclid=05103306>
<https://polaris3g.mecklenburgcountync.gov/#pid=05102106&gclid=05102106>

Appraised Value: \$117,425

Property Owner's Concerns: The property owner is concerned about the amount of compensation offered and the easement language.

City's Response to Property Owner's Concerns: The city informed the property owner they could obtain their own appraisal or provide supporting documentation to justify a counteroffer. Original easement documentation was provided to property owner in June of 2023 and the city is awaiting easement language revisions. The city continues to negotiate with the property owner.

Recommendation: 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

Attachment(s): Map