



Legislation Details (With Text)

<b>File #:</b>	15-21581	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Consent - Property Transaction		<b>Status:</b>	Agenda Ready	
<b>File created:</b>	11/12/2023	<b>In control:</b>	City Council Business Meeting		
<b>On agenda:</b>	12/11/2023	<b>Final action:</b>			
<b>Title:</b>	Property Transactions - Cross Charlotte Trail Segment 10, Parcel # 5				
<b>Attachments:</b>	1. Map - Cross Charlotte Trail Segment 10, Parcel # 5				

Date	Ver.	Action By	Action	Result
12/11/2023	1	City Council Business Meeting		

**Property Transactions - Cross Charlotte Trail Segment 10, Parcel # 5**

**Action:** Approve the following Condemnation: Cross Charlotte Trail Segment 10, Parcel # 5

**Project:** Cross Charlotte Trail Segment 10: Mallard Creek Church Road to Pavilion Boulevard, Parcel # 5

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

**Owner(s):** CHR VIII-PCP MHC Charlotte Queens, LLC

**Property Address:** 124 Carnival Street

**Total Parcel Area:** 1,854,208 sq. ft. (42.567 ac.)

**Property to be acquired by Easements:** 28,727 sq. ft. (0.660 ac.) Permanent Greenway Easement and 38,165 sq. ft. (0.876 ac.) Temporary Construction Easement

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

**Landscaping to be impacted:** None

**Zoned:** MHP

**Use:** Manufactured Home Park Zoning District

**Parcel Identification Number:** 051-033-05  
<https://polaris3g.mecklenburgcountync.gov/#mat=408798&pid=05103305&gisid=05103305>

**Appraised Value:** \$42,050

**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 or provide supporting documentation to justify their

counteroffer. 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