



Legislation Details (With Text)

**File #:** 15-17818    **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 #9

**Attachments:**

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

**Property Transactions - XCLT Tryon to Orr, Parcel #9**

**Action:** Approve the following Condemnation: XCLT Tryon to Orr, Parcel #9

**Project:** XCLT Tryon to Orr, Parcel #9

**Program:** XCLT Tryon to Orr

**Owner(s):** ZCM Real Estate LLC

**Property Address:** 0 Bennett Street

**Total Parcel Area:** 57,289 sq. ft. (1.32 ac.)

**Property to be acquired by Easements:** 14,516 sq. ft. (0.333 ac.) Greenway Easement, 10,272 sq. ft. (0.236 ac.) Temporary Construction Easement

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

**Landscaping to be impacted:** Wooded area

**Zoned:** R-12MF

**Use:** Multi-family Residential

**Tax Code:** 089-023-21  
<https://polaris3g.mecklenburgcountync.gov/#pid=08902321&gclid=08902321>

**Appraised Value:** \$135,600

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

**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 and explained the rationale of the design and how it meets the objectives for the project.

**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