



Legislation Details (With Text)

File #:	15-21712	Version:	1	Name:	
Type:	Consent - Property Transaction		Status:	Agenda Ready	
File created:	12/8/2023	In control:	City Council Business Meeting		
On agenda:	1/8/2024	Final action:			
Title:	Property Transactions - Monroe Road Multiuse Path, Parcel # 10				
Attachments:	1. 15-21712_Map_Property Transactions - Monroe Road Multiuse Path, Parcel # 10				

Date	Ver.	Action By	Action	Result
1/8/2024	1	City Council Business Meeting		

Property Transactions - Monroe Road Multiuse Path, Parcel # 10

Action: Approve the following Condemnation: Monroe Road Multiuse Path, Parcel # 10

Project: Monroe Road Multiuse Path, Parcel # 10

Program: Monroe Road Multiuse Path

Owner(s): Sam’s Mart, LLC

Property Address: 5343 Monroe Road

Total Parcel Area: 43,609 sq. ft. (1.001 ac.)

Property to be acquired by Easements: 2,591 sq. ft. (0.059 ac.) Sidewalk Utility Easement, 355 sq. ft. (0.008 ac.) Permanent Shelter Easement and 2,734 sq. ft. (0.063 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Irrigation and various plantings

Zoned: CG

Use: Commercial Zoning

Parcel Identification Number: 161-065-03
<https://polaris3g.mecklenburgcountync.gov/#mat=147409&pid=16106503&gclid=16106503>

Appraised Value: \$95,275

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: 5

Attachment(s): Map