



Legislation Details (With Text)

**File #:** 15-16646    **Version:** 1    **Name:**  
**Type:** Consent Item    **Status:** Approved  
**File created:** 10/15/2021    **In control:** City Council Business Meeting  
**On agenda:** 11/8/2021    **Final action:** 11/8/2021  
**Title:** Property Transactions - Idlewild/Monroe Intersection - Phase I, Parcel #13

**Attachments:**

Date	Ver.	Action By	Action	Result
11/8/2021	1	City Council Business Meeting	Approve	

**Property Transactions - Idlewild/Monroe Intersection - Phase I, Parcel #13**

**Action:** **Approve the following Condemnation: Idlewild/Monroe Intersection - Phase I, Parcel #13**

This property is acquired in accordance with Federal Guidelines 49 CFR Part 24 of the Uniform Acquisition and Relocation Act of 1970. Acquisition costs are eligible for North Carolina Department of Transportation reimbursement and Federal Transit Administration reimbursement.

**Project:** Idlewild/Monroe Intersection - Phase I, Parcel #13

**Program:** Idlewild/Monroe Intersection - Phase I

**Owner(s):** Trustees of the Providence Park Kingdom Hall of Jehovah’s Witnesses

**Property Address:** 5980 Monroe Road

**Total Parcel Area:** 81,268 sq. ft. (1.87 ac.)

**Property to be acquired by Fee:** 2,472 sq. ft. (0.06 ac.) Fee Simple

**Property to be acquired by Easements:** 1,477 sq. ft. (0.034 ac.) Utility Easement, 545 sq. ft. (0.013 ac.) Retaining Wall Easement, 3,428 sq. ft. (0.079 ac.) Storm Drainage Easement, 1,680 sq. ft. (0.039 ac.) Sidewalk Utility Easement, 6,472 sq. ft. (0.15 ac.) Temporary Construction Easement, 1,680 sq. ft. (0.039 ac.) Waterline Easement

**Structures/Improvements to be impacted:** Parking spaces, sidewalk and light pole

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

**Zoned:** O-1

**Use:** Office District

**Tax Code:** 163-051-99

<https://polaris3g.mecklenburgcountync.gov/#mat=158519&pid=16305199&gisid=16305199>

**Appraised Value:** \$160,125

**Property Owner's Concerns:** The property owner is concerned about the design of the project and the potential impacts to the property

**City's Response to Property Owner's Concerns:** The city 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:** 5