



Legislation Text

File #: 15-18612, Version: 1

Property Transactions - Monroe at Ashmore Pedestrian Beacon, Parcel # 3

Action: Approve the following Condemnation: Monroe at Ashmore pedestrian Beacon, Parcel # 3

Project: Monroe at Ashmore Pedestrian Beacon, Parcel # 3

Program: Monroe at Ashmore Pedestrian Beacon

Owner(s): James M Cullen

Property Address: 701 Ashmore Drive

Total Parcel Area: 19,798 sq. ft. (0.45 ac.)

Property to be acquired by Easements: 400 sq. ft. (0.009 ac.) Bus Stop Improvement Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: R-4

Use: Single-family Residential

Tax Code: 163-031-15
<https://polaris3g.mecklenburgcountync.gov/#mat=180287&pid=16303115&qsid=16303115>

Appraised Value: \$2,525

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 in order to justify a counteroffer.

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