



Legislation Text

File #: 15-20962, Version: 1

Property Transactions - Shamrock Drive Improvements, Parcel # 69

Action: Approve the following Condemnation: Shamrock Drive Improvements, Parcel # 69

Project: Shamrock Drive Improvements, Parcel # 69

Program: Shamrock Drive Improvements

Owner(s): Benjamin Werner Slone

Property Address: 2401 Shamrock Drive

Total Parcel Area: 13,163 sq. ft. (0.302 ac.)

Property to be acquired by Fee Simple: 90 sq. ft. (0.002 ac.)

Property to be acquired by Easements: 983 sq. ft. (0.023 ac.) Utility Easement, 831 sq. ft. (0.019 ac.) Sidewalk Utility Easement and 310 sq. ft. (0.007 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Tree

Zoned: N1-B

Use: Neighborhood 1 Zoning District

Parcel Identification Number: 093-071-01

<https://polaris3g.mecklenburgcountync.gov/#mat=82230&pid=09307101&gisid=09307101>

Appraised Value: \$23,725

Property Owner's Concerns: The property owner is opposed to the project and the city has been unable to reach an agreement with the owner. The property owner has requested to discontinue all acquisition efforts prior to condemnation proceedings.

City's Response to Property Owner's Concerns: At the specific request of the owner, the city has discontinued negotiations at this time, however the city remains open to further settlement discussions upon the property owner's request.

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: 1