



Legislation Text

File #: 15-21540, Version: 1

**Property Transactions - Cross Charlotte Trail Segment 10, Parcels # 4, 7, 8 and 11**

**Action:** Approve the following Condemnation: Cross Charlotte Trail Segment 10, Parcels # 4, 7, 8 and 11

**Project:** Cross Charlotte Trail Segment 10: Mallard Creek Church Road to Pavilion Boulevard, Parcels # 4, 7, 8 and 11

**Program:** Cross Charlotte Trail Segment 10: Mallard Creek Church Road to Pavilion Boulevard

**Owner(s):** Martin Marietta Materials, Inc

**Property Address:** 10600 North Tryon Street, 575 E Mallard Creek Church Road, Harris Houston Road and Stone Quarry Road

**Total Parcel Area:** 9,662,263 sq. ft. (221.815 ac.)

**Property to be acquired by Easements:** 18,822 sq. ft. (0.423 ac.) Permanent Greenway Easement and 258,215 sq. ft. (5.928 ac.) Temporary Construction Easement

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

**Landscaping to be impacted:** None

**Zoned:** MHP, N1-A, N2-B

**Use:** Manufactured Home Park Zoning District, Neighborhood 1 Zoning District, Neighborhood 2 Zoning District

**Parcel Identification Number(s):** 051-021-01, 051-041-01, 051-033-06, 051-021-06  
<https://polaris3g.mecklenburgcountync.gov/#mat=376484&pid=05102101&gclid=05102101>  
<https://polaris3g.mecklenburgcountync.gov/#mat=390216&pid=05104101&gclid=05104101>  
<https://polaris3g.mecklenburgcountync.gov/#pid=05103306&gclid=05103306>  
<https://polaris3g.mecklenburgcountync.gov/#pid=05102106&gclid=05102106>

**Appraised Value:** \$117,425

**Property Owner's Concerns:** The property owner is concerned about the amount of compensation offered and the easement language.

**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 a counteroffer. Original easement documentation was provided to property owner in June of 2023 and the city is awaiting easement language revisions. 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:** 4

**Attachment(s):** Map