

Legislation Details (With Text)

File #: 15-14121 **Version:** 1 **Name:**
Type: Consent Item **Status:** Agenda Ready
File created: 9/4/2020 **In control:** City Council Business Meeting
On agenda: 9/28/2020 **Final action:**
Title: Property Transactions - Idlewild/Monroe Intersection - Phase I, Parcel #8
Attachments:

Date	Ver.	Action By	Action	Result
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Property Transactions - Idlewild/Monroe Intersection - Phase I, Parcel #8

Action: Approve the following Condemnation: Idlewild/Monroe Intersection - Phase I, Parcel #8

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 #8

Program: Idlewild/Monroe Intersection - Phase I

Owner(s): James M. Cullen and Anne Bell Cullen

Property Address: 701 Ashmore Drive

Total Parcel Area: 20,649 sq. ft. (0.474 ac.)

Property to be acquired by Easements: 2,909 sq. ft. (0.067 ac.) Sidewalk Utility Easement, 1,834 sq. ft. (0.042 ac.) Temporary Construction Easement, 2,909 sq. ft. (0.067 ac.) Waterline Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees

Zoned: R-4

Use: Single-family Residential

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

Appraised Value: \$26,925

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