



Legislation Details (With Text)

|                      |  |                      |   |                               |  |
|----------------------|--|----------------------|---|-------------------------------|--|
| <b>File #:</b>       | 15-14562   | <b>Version:</b>      | 1 | <b>Name:</b>                  |  |
| <b>Type:</b>         | Consent Item   | <b>Status:</b>       |   | Agenda Ready                  |  |
| <b>File created:</b> | 11/2/2020  | <b>In control:</b>   |   | City Council Business Meeting |  |
| <b>On agenda:</b>    | 12/14/2020   | <b>Final action:</b> |   |                               |  |
| <b>Title:</b>        | Property Transactions - Tryon Street - 36th Street Streetscape, Parcel #20 |                      |   |                               |  |

**Attachments:**

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

**Property Transactions - Tryon Street - 36th Street Streetscape, Parcel #20**

**Action:** Approve the following Condemnation: Tryon Street - 36th Street Streetscape, Parcel #20

**Project:** Tryon Street - 36th Street Streetscape, Parcel #20

**Program:** Tryon Street - 36th Street Streetscape

**Owner(s):** Mary Louise B. Bell

**Property Address:** 3330 North Tryon Street

**Total Parcel Area:** 20,011 sq. ft. (0.46 ac.)

**Property to be acquired by Easements:** 767 sq. ft. (0.018 ac.) Sidewalk Utility Easement, 1,675 sq. ft. (0.038 ac.) Temporary Construction Easement

**Structures/Improvements to be impacted:** Parking Spaces

**Landscaping to be impacted:** None

**Zoned:** B-2

**Use:** Business

**Tax Code:** 091-115-18  
<https://polaris3g.mecklenburgcountync.gov/#mat=555706&pid=09111518&gisid=09111518>

**Appraised Value:** \$24,750

**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:** 1