

Legislation Details (With Text)

File #: 15-14563 **Version:** 1 **Name:**
Type: Consent Item **Status:** Agenda Ready
File created: 11/2/2020 **In control:** City Council Business Meeting
On agenda: 12/14/2020 **Final action:**
Title: Property Transactions - Tryon Street - 36th Street Streetscape, Parcel #19
Attachments:

Date	Ver.	Action By	Action	Result
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Property Transactions - Tryon Street - 36th Street Streetscape, Parcel #19

Action: Approve the following Condemnation: Tryon Street - 36th Street Streetscape, Parcel #19

Project: Tryon Street - 36th Street Streetscape, Parcel #19

Program: Tryon Street - 36th Street Streetscape

Owner(s): Mary Louise B. Bell

Property Address: 3316 and 3324 North Tryon Street

Total Parcel Area: 39,982 sq. ft. (0.92 ac.)

Property to be acquired by Easements: 71 sq. ft. (0.002 ac.) Utility Easement, 1,975 sq. ft. (0.045 ac.) Sidewalk Utility Easement, 3,888 sq. ft. (0.089 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: Barrier Posts

Landscaping to be impacted: None

Zoned: B-2

Use: Business

Tax Code: 091-115-19

<https://polaris3g.mecklenburgcountync.gov/#mat=106769&pid=09111519&gisid=09111519>

Appraised Value: \$47,225

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