

## Legislation Details (With Text)

**File #:** 15-14568 **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 - Idlewild and Monroe Intersection - Phase I, Parcel #11  
**Attachments:**

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

## Property Transactions - Idlewild and Monroe Intersection - Phase I, Parcel #11

**Action:** **Approve the following Condemnation: Idlewild and Monroe Intersection - Phase I, Parcel #11**

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 and Monroe Intersection - Phase I, Parcel #11

**Program:** Idlewild and Monroe Intersection - Phase I

**Owner(s):** Jethem Investments LLC

**Property Address:** 5940 Monroe Road

**Total Parcel Area:** 23,794 sq. ft. (0.55 ac.)

**Property to be acquired by Fee:** 1,479 sq. ft. (0.03 ac.) Fee Simple

**Property to be acquired by Easements:** 1,124 sq. ft. (0.026 ac.) Utility Easement, 289 sq. ft. (0.007 ac.) Retaining Wall Easement, 1,539 sq. ft. (0.035 ac.) Sidewalk Utility Easement, 2,144 sq. ft. (0.049 ac.) Temporary Construction Easement, 1,539 sq. ft. (0.035 ac.) Waterline Easement

**Structures/Improvements to be impacted:** Sign and stamped driveway

**Landscaping to be impacted:** Trees

**Zoned:** O-1

**Use:** Office District

**Tax Code:** 163-051-98

<https://polaris3g.mecklenburgcountync.gov/#mat=619290&pid=16305198&gisid=16305198>

**Appraised Value:** \$65,275

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

**City's Response to Property Owner's Concerns:** The city explained the rationale of the design and how it meets the objectives for the project and 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