



Legislation Details (With Text)

File #: 15-15052 **Version:** 1 **Name:**
Type: Consent Item **Status:** Agenda Ready
File created: 1/19/2021 **In control:** City Council Business Meeting
On agenda: 2/8/2021 **Final action:**
Title: Property Transactions - Parkwood Avenue Streetscape, Parcel #3, 4, 5 and 6
Attachments:

Date	Ver.	Action By	Action	Result
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Property Transactions - Parkwood Avenue Streetscape, Parcel #3, 4, 5 and 6

Action: Approve the following Condemnation: Parkwood Avenue Streetscape, Parcel #3, 4, 5 and 6

Project: Parkwood Avenue Streetscape, Parcel #3, 4, 5 and 6

Program: Parkwood Avenue Streetscape

Owner(s): Thomas R. Hunter, Carroll E. Hunter, and Linda Hunter

Property Address: 1100, 1104, and 1108 North Caldwell Street and 1111 North Davidson Street

Total Parcel Area: 125,165 sq. ft. (2.87 ac.)

Property to be acquired by Fee: 2,933 sq. ft. (0.07 ac.) Fee Simple

Property to be acquired by Easements: 4,134 sq. ft. (0.10 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: TOD-UC

Use: Transit Oriented District - Urban Center

Tax Code: 081-065-01, 081-065-10, 081-065-09, 081-065-07
<https://polaris3g.mecklenburgcountync.gov/#mat=12417&pid=08106501&gisid=08106501>
<https://polaris3g.mecklenburgcountync.gov/#mat=13295&pid=08106510&gisid=08106510>
<https://polaris3g.mecklenburgcountync.gov/#mat=13572&pid=08106509&gisid=08106509>
<https://polaris3g.mecklenburgcountync.gov/#mat=456300&pid=08106507&gisid=08106507>

Appraised Value: \$206,800

Property Owner's Concerns: None

City's Response to Property Owner's Concerns: N/A

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