



## Legislation Details (With Text)

**File #:** 15-15133      **Version:** 1      **Name:**  
**Type:** Consent Item      **Status:** Agenda Ready  
**File created:** 1/28/2021      **In control:** City Council Business Meeting  
**On agenda:** 2/22/2021      **Final action:**  
**Title:** Property Transactions - Shade Valley Road Realignment and Roundabout, Parcel #11  
**Attachments:**

Date	Ver.	Action By	Action	Result
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## Property Transactions - Shade Valley Road Realignment and Roundabout, Parcel #11

**Action:** Approve the following Condemnation: Shade Valley Road Realignment and Roundabout, Parcel #11

**Project:** Shade Valley Road Realignment and Roundabout, Parcel #11

**Program:** Shade Valley Road Realignment and Roundabout

**Owner(s):** Dane and Romeo LLC

**Property Address:** 4927 Monroe Road

**Total Parcel Area:** 15,669 sq. ft. (0.36 ac.)

**Property to be acquired by Fee:** 741 sq. ft. (0.02 ac.) Fee Simple

**Property to be acquired by Easements:** 623 sq. ft. (0.014 ac.) Sidewalk Utility Easement, 1,838 sq. ft. (0.042 ac.) Temporary Construction Easement

**Structures/Improvements to be impacted:** Parking and driveway

**Landscaping to be impacted:** Trees and various plantings

**Zoned:** O-2

**Use:** Office District

**Tax Code:** 161-051-11

<https://polaris3g.mecklenburgcountync.gov/#mat=139382&pid=16105111&qisid=16105111>

**Appraised Value** \$32,950

**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:** 5