

## Legislation Details (With Text)

**File #:** 15-17341      **Version:** 1      **Name:**  
**Type:** Consent Item      **Status:** Approved  
**File created:** 2/3/2022      **In control:** City Council Business Meeting  
**On agenda:** 2/28/2022      **Final action:** 2/28/2022  
**Title:** Property Transactions - XCLT Craighead to Tryon, parcel #6  
**Attachments:**

Date	Ver.	Action By	Action	Result
2/28/2022	1	City Council Business Meeting	Approve	

### Property Transactions - XCLT Craighead to Tryon, parcel #6

**Action:** Approve the following Condemnation: XCLT Craighead to Tryon, parcel #6

**Project:** XCLT Craighead to Tryon, parcel #6

**Program:** XCLT Craighead to Tryon

**Owner(s):** Trailhead 530 Owner LLC

**Property Address:** 530 East Sugar Creek Road

**Total Parcel Area:** 196,070 sq. ft. (4.50 ac.)

**Property to be acquired by Easements:** 1,446 sq. ft. (0.033 ac.) Greenway Easement,  
564 sq. ft. (0.013 ac.) Temporary Construction Easement

**Structures/Improvements to be impacted:** None

**Landscaping to be impacted:** None

**Zoned:** TOD-M(O)

**Use:** Transit Oriented Development - Mixed use, Optional

**Tax Code:** 091-071-04

<https://polaris3g.mecklenburgcountync.gov/#pid=09107104&gisid=09107104>

**Appraised Value:** \$32,825

**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