



## Legislation Details (With Text)

**File #:** 15-17488      **Version:** 1      **Name:**  
**Type:** Consent Item      **Status:** Approved  
**File created:** 2/28/2022      **In control:** City Council Business Meeting  
**On agenda:** 3/28/2022      **Final action:** 3/28/2022  
**Title:** Property Transactions - Monroe Road Streetscape, parcel #18 and 20  
**Attachments:**

Date	Ver.	Action By	Action	Result
3/28/2022	1	City Council Business Meeting	Approve	

### Property Transactions - Monroe Road Streetscape, parcel #18 and 20

**Action:** Approve the following Condemnation: Monroe Road Streetscape, parcel #18 and 20

**Project:** Monroe Road Streetscape, parcel #18 and 20

**Program:** Monroe Road Streetscape

**Owner(s):** Momar Realty LLC

**Property Address:** 4326 Monroe Road

**Total Parcel Area:** 124,581 sq. ft. (2.86 ac.)

**Property to be acquired by Easements:** 2,580 sq. ft. (0.059 ac.) Utility Easement, 434 sq. ft. (0.01 ac.) Storm Drainage Easement, 2,297 sq. ft. (0.053 ac.) Sidewalk Utility Easement, 1,934 sq. ft. (0.044 ac.) Temporary Construction Easement

**Structures/Improvements to be impacted:** Sign

**Landscaping to be impacted:** Trees and shrubs

**Zoned:** B-2 and I-1

**Use:** Business District and Industry

**Tax Code:** 16107123, 16107135

<https://polaris3g.mecklenburgcountync.gov/#mat=128927&pid=16107123&gisid=16107123>  
<https://polaris3g.mecklenburgcountync.gov/#mat=129183&pid=16107135&gisid=16107135>

**Appraised Value:** \$101,794

**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