

## Legislation Details (With Text)

**File #:** 15-18033      **Version:** 1      **Name:**  
**Type:** Consent Item      **Status:** Approved  
**File created:** 5/19/2022      **In control:** City Council Business Meeting  
**On agenda:** 6/13/2022      **Final action:** 6/13/2022  
**Title:** Property Transactions - Monroe Road Streetscape, Parcel #54  
**Attachments:**

Date	Ver.	Action By	Action	Result
6/13/2022	1	City Council Business Meeting	Approve	

### Property Transactions - Monroe Road Streetscape, Parcel #54

**Action:** Approve the following Condemnation: Monroe Road Streetscape, Parcel #54

**Project:** Monroe Road Streetscape, Parcel #54

**Program:** Monroe Road Streetscape

**Owner(s):** The Head Shop LLC

**Property Address:** 4932 Monroe Road

**Total Parcel Area:** 12,944 sq. ft. (0.30 ac.)

**Property to be acquired by Easements:** 1,096 sq. ft. (0.025 ac.) Sidewalk Utility Easement, 1,219 sq. ft. (0.028 ac.) Temporary Construction Easement

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

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

**Zoned:** O-2

**Use:** Office District

**Tax Code:** 161-081-17

<https://polaris3g.mecklenburgcountync.gov/#mat=139540&pid=16108117&qsid=16108117>

**Appraised Value:** \$21,750

**Property Owner's Concerns:** The property owner is concerned about property 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:** 5