



Legislation Details (With Text)

<b>File #:</b>	15-21712	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Consent - Property Transaction		<b>Status:</b>	Agenda Ready	
<b>File created:</b>	12/8/2023	<b>In control:</b>	City Council Business Meeting		
<b>On agenda:</b>	1/8/2024	<b>Final action:</b>			
<b>Title:</b>	Property Transactions - Monroe Road Multiuse Path, Parcel # 10				
<b>Attachments:</b>	1. 15-21712_Map_Property Transactions - Monroe Road Multiuse Path, Parcel # 10				

Date	Ver.	Action By	Action	Result
1/8/2024	1	City Council Business Meeting		

**Property Transactions - Monroe Road Multiuse Path, Parcel # 10**

**Action:** Approve the following Condemnation: Monroe Road Multiuse Path, Parcel # 10

**Project:** Monroe Road Multiuse Path, Parcel # 10

**Program:** Monroe Road Multiuse Path

**Owner(s):** Sam’s Mart, LLC

**Property Address:** 5343 Monroe Road

**Total Parcel Area:** 43,609 sq. ft. (1.001 ac.)

**Property to be acquired by Easements:** 2,591 sq. ft. (0.059 ac.) Sidewalk Utility Easement, 355 sq. ft. (0.008 ac.) Permanent Shelter Easement and 2,734 sq. ft. (0.063 ac.) Temporary Construction Easement

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

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

**Zoned:** CG

**Use:** Commercial Zoning

**Parcel Identification Number:** 161-065-03  
<https://polaris3g.mecklenburgcountync.gov/#mat=147409&pid=16106503&gisid=16106503>

**Appraised Value:** \$95,275

**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 or provide supporting documentation to justify their counteroffer. The city continues to negotiate with the property owner.

**Recommendation:** 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

**Attachment(s):** Map