

## Legislation Text

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File #: 15-12770, Version: 1

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### Property Transactions - Tom Hunter Streetscape, Parcel # 11, 12, 13, 14

**Action:** Approve the following Condemnation: Tom Hunter Streetscape, Parcel # 11, 12, 13, 14

**Project:** Tom Hunter Streetscape, Parcel # 11, 12, 13, 14

**Owner(s):** The Church/La Iglesia INC

**Property Address:** 332 Tom Hunter Road

**Total Parcel Area:** 23,582 sq. ft. (0.55 ac.)

**Property to be acquired by Fee:** 12,448 sq. ft. (0.286 ac.) Fee Simple in Existing R/W in Fee Simple

**Property to be acquired by Easements:** 8,173 sq. ft. (0.188 ac.) Sidewalk Utility Easement, 7,099 sq. ft. (0.163 ac.) Temporary Construction Easement

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

**Landscaping to be impacted:** Trees

**Zoned:** R12-MF

**Use:** Single-family Residential

**Tax Code:** 089-171-09, 089-171-10, 089-171-11, 089-171-12  
<http://polaris3g.mecklenburgcountync.gov/#mat=106935&pid=08917109&gsid=08917109>  
<http://polaris3g.mecklenburgcountync.gov/#mat=105221&pid=08917110&gsid=08917110>  
<http://polaris3g.mecklenburgcountync.gov/#mat=101076&pid=08917111&gsid=08917111>  
<http://polaris3g.mecklenburgcountync.gov/#mat=78664&pid=08917112&gsid=08917112>

**Appraised Value:** \$11,700

**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:** 1