

## Legislation Text

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File #: 15-14560, Version: 1

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### Property Transactions - Tryon Street - 36th Street Streetscape, Parcel #21

**Action:** Approve the following Condemnation: Tryon Street - 36th Street Streetscape, Parcel #21

**Project:** Tryon Street - 36th Street Streetscape, Parcel #21

**Program:** Tryon Street - 36th Street Streetscape

**Owner(s):** Angela D. Hicks and Angela D. Mundy

**Property Address:** 3400 North Tryon Street

**Total Parcel Area:** 20,011sq. ft. (0.46 ac.)

**Property to be acquired by Easements:** 42 sq. ft. (0.001 ac.) Utility Easement, 293 sq. ft. (0.007 ac.) Sidewalk Utility Easement, 1,272 sq. ft. (0.029 ac.) Temporary Construction Easement

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

**Landscaping to be impacted:** None

**Zoned:** B-2

**Use:** Business

**Tax Code:** 091-115-17

<https://polaris3g.mecklenburgcountync.gov/#mat=108235&pid=09111517&gisid=09111517>

**Appraised Value:** \$10,775

**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