



Legislation Text

File #: 15-14562, Version: 1

Property Transactions - Tryon Street - 36th Street Streetscape, Parcel #20

Action: Approve the following Condemnation: Tryon Street - 36th Street Streetscape, Parcel #20

Project: Tryon Street - 36th Street Streetscape, Parcel #20

Program: Tryon Street - 36th Street Streetscape

Owner(s): Mary Louise B. Bell

Property Address: 3330 North Tryon Street

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

Property to be acquired by Easements: 767 sq. ft. (0.018 ac.) Sidewalk Utility Easement, 1,675 sq. ft. (0.038 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: Parking Spaces

Landscaping to be impacted: None

Zoned: B-2

Use: Business

Tax Code: 091-115-18

<https://polaris3g.mecklenburgcountync.gov/#mat=555706&pid=09111518&gsid=09111518>

Appraised Value: \$24,750

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