



## Legislation Text

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File #: 15-14563, Version: 1

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### Property Transactions - Tryon Street - 36th Street Streetscape, Parcel #19

**Action:** Approve the following Condemnation: Tryon Street - 36th Street Streetscape, Parcel #19

**Project:** Tryon Street - 36th Street Streetscape, Parcel #19

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

**Owner(s):** Mary Louise B. Bell

**Property Address:** 3316 and 3324 North Tryon Street

**Total Parcel Area:** 39,982 sq. ft. (0.92 ac.)

**Property to be acquired by Easements:** 71 sq. ft. (0.002 ac.) Utility Easement, 1,975 sq. ft. (0.045 ac.) Sidewalk Utility Easement, 3,888 sq. ft. (0.089 ac.) Temporary Construction Easement

**Structures/Improvements to be impacted:** Barrier Posts

**Landscaping to be impacted:** None

**Zoned:** B-2

**Use:** Business

**Tax Code:** 091-115-19

<https://polaris3g.mecklenburgcountync.gov/#mat=106769&pid=09111519&qisid=09111519>

**Appraised Value:** \$47,225

**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