

Legislation Text

File #: 15-14715, Version: 1

Property Transactions - Tryon Street - 36th Street Streetscape, Parcel #9, 17

Action: Approve the following Condemnation: Tryon Street - 36th Street Streetscape, Parcel #9, 17

Project: Tryon Street - 36th Street Streetscape, Parcel #9, 17

Program: Tryon Street - 36th Street Streetscape

Owner(s): William Martin Ivey

Property Address: 3300 and 3308 North Tryon Street

Total Parcel Area: 45,195 sq. ft. (1.04 ac.)

Property to be acquired by Fee: 76 sq. ft. (0.002 ac.) Fee Simple

Property to be acquired by Easements: 5,041 sq. ft. (0.12 ac.) Sidewalk Utility Easement, 7,260 sq. ft. (0.17 ac.) Temporary Construction Easement, 72 sq. ft. (0.001 ac.) Utility Easement, 354 sq. ft. (0.008 ac.) Storm Drainage Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees and various plantings

Zoned: B-2 and R-5

Use: Business and Single-family Resident

Tax Code: 091-115-01, 091-115-21

<https://polaris3g.mecklenburgcountync.gov/#mat=105999&pid=09111501&gisid=09111501>

<https://polaris3g.mecklenburgcountync.gov/#mat=106318&pid=09111521&gisid=09111521>

Appraised Value: \$129,425

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