

## Legislation Text

---

File #: 15-16148, Version: 1

---

### Property Transactions - Brown Grier Road Improvement Project, Parcel #31

**Action:** Approve the following Condemnation: Brown Grier Road Improvement Project, Parcel #31

**Project:** Brown Grier Road Improvement Project, Parcel #31

**Program:** Brown Grier Road Improvement Project

**Owner(s):** M2 Whitehall LLC

**Property Address:** 3940 Arco Corporate Drive

**Total Parcel Area:** 128,923 sq. ft. (2.96 ac.)

**Property to be acquired by Fee:** 896 sq. ft. (0.02 ac.) Fee Simple

**Property to be acquired by Easements:** 609 sq. ft. (0.014 ac.) Utility Easement, 416 sq. ft. (0.01 ac.) Storm Drainage Easement, 240 sq. ft. (0.006 ac.) Sidewalk Utility Easement, 8,882 sq. ft. (0.204 ac.) Temporary Construction Easement

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

**Landscaping to be impacted:** None

**Zoned:** B-2 (CD)

**Use:** General Business (Conditional Use)

**Tax Code:** 201-043-01

<https://polaris3g.mecklenburgcountync.gov/#mat=557278&pid=20104301&gisid=20104301>

**Appraised Value:** \$44,600

**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:** 3

