

## Legislation Text

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File #: 15-17339, Version: 1

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### Property Transactions - XCLT Craighead to Tryon, parcel #3

**Action:** Approve the following Condemnation: XCLT Craighead to Tryon, parcel #3

**Project:** XCLT Craighead to Tryon, parcel #3

**Program:** XCLT Craighead to Tryon

**Owner(s):** Triple Crown LLC

**Property Address:** 3934 Raleigh Street and 453 East Craighead Road

**Total Parcel Area:** 201,537 sq. ft. (4.63 ac.)

**Property to be acquired by Easements:** 3,122 sq. ft. (0.072 ac.) Greenway Easement, 836 sq. ft. (0.019 ac.) Temporary Construction Easement

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

**Landscaping to be impacted:** None

**Zoned:** TOD-CC

**Use:** Transit Oriented Development - Commercial Center

**Tax Code:** 091-072-02

<https://polaris3g.mecklenburgcountync.gov/#mat=558671&pid=09107202&gisid=09107202>

**Appraised Value:** \$63,375

**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