



## Legislation Text

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File #: 15-17817, Version: 1

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### Property Transactions - XCLT Tryon to Orr, Parcel #1

**Action:** Approve the following Condemnation: XCLT Tryon to Orr, Parcel #1

**Project:** XCLT Tryon to Orr, Parcel #1

**Program:** XCLT Tryon to Orr

**Owner(s):** RJR Investment LLC

**Property Address:** 4635 North Tryon Street

**Total Parcel Area:** 54,086 sq. ft. (1.24 ac.)

**Property to be acquired by Easements:** 2,941 sq. ft. (0.068 ac.) Sidewalk Utility Easement, 9,176 sq. ft. (0.211 ac.) Temporary Construction Easement

**Structures/Improvements to be impacted:** Handicap Sign

**Landscaping to be impacted:** Trees

**Zoned:** B-2

**Use:** Business District

**Tax Code:** 089-016-09

<https://polaris3g.mecklenburgcountync.gov/#mat=134713&pid=08901609&gisid=08901609>

**Appraised Value:** \$68,225

**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