

Legislation Text

File #: 15-18035, Version: 1

Property Transactions - XCLT Tryon to Orr, Parcel #15

Action: Approve the following Condemnation: XCLT Tryon to Orr, Parcel #15

Project: XCLT Tryon to Orr, Parcel #15

Program: XCLT Tryon to Orr

Owner(s): Great Escape Properties LLC

Property Address: 230 Lambeth Drive

Total Parcel Area: 63,714 sq. ft. (1.46 ac.)

Property to be acquired by Easements: 1,180 sq. ft. (0.027 ac.) Greenway Easement, 2,642 sq. ft. (0.061 ac.) Sidewalk Utility Easement, 2,790 sq. ft. (0.064 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: Concrete pad

Landscaping to be impacted: Trees

Zoned: B-2

Use: Business District

Tax Code: 089-111-07

<https://polaris3g.mecklenburgcountync.gov/#mat=625434&pid=08911107&qisid=08911107>

Appraised Value: \$15,200

Property Owner's Concerns: The property owner is concerned about property 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