

Legislation Text

File #: 15-18483, Version: 1

Property Transactions - XCLT Tryon to Orr, Parcel # 27 and 28

Action: Approve the following Condemnation: XCLT Tryon to Orr, Parcel # 27 and 28

Project: XCLT Tryon to Orr, Parcel # 27 and 28

Program: XCLT Tryon to Orr

Owner(s): Roni R Cook and Timmy R Cook

Property Address: 601 and 611 Dawn Circle

Total Parcel Area: 21,292 sq. ft. (0.489 ac.)

Property to be acquired by Fee Simple: 21,292 sq. ft. (0.489 ac.) Fee Simple

Property to be acquired by Easements: 765 sq. ft (0.18 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: Fence

Landscaping to be impacted: Trees

Zoned: R-4

Use: Single-family Residential

Tax Code: 089-211-02, 089-211-01

<https://polaris3g.mecklenburgcountync.gov/#mat=161720&pid=08921102&gisid=08921102>

<https://polaris3g.mecklenburgcountync.gov/#mat=159284&pid=08921101&gisid=08921101>

Appraised Value: \$49,375

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