



## Legislation Text

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File #: 15-19464, Version: 1

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### Property Transactions - Idlewild BPS Supply Main, Parcel # 1

**Action:** Approve the following Condemnation: Idlewild BPS Supply Main, Parcel # 1

**Project:** Idlewild BPS Supply Main, Parcel # 1

**Program:** Idlewild BPS Supply Main

**Owner(s):** SCI North Carolina Funeral Services, LLC

**Property Address:** 5400 Monroe Road

**Total Parcel Area:** 5,667,278 sq. ft. (130.10 ac.)

**Property to be acquired by Easements:** 124,611 sq. ft. (2.861 ac.) Water Line Easement and 22,286 sq. ft. (0.511 ac.) Temporary Construction Easement

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

**Landscaping to be impacted:** Trees

**Zoned:** R-4

**Use:** Single-family Residential

**Parcel Identification Number:** 163-041-01 (163-041-01A)  
<https://polaris3g.mecklenburgcountync.gov/#mat=148730&pid=16304101&gisid=16304101>

**Appraised Value:** \$93,175

**Property Owner's Concerns:** The property owner is concerned about the potential impacts to the property and compensation offered.

**City's Response to Property Owner's Concerns:** The City explained the rationale of the design and how it meets the objectives for the project and 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:** 5