

Legislation Text

File #: 15-20459, Version: 1

Property Transactions - Shamrock Drive Improvements, Parcel # 64

Action: **Approve the following Condemnation: Shamrock Drive Improvements, Parcel # 64**
Project: Shamrock Drive Improvements, Parcel # 64

Program: Shamrock Drive Improvements

Owner(s): CLT Home Solutions II, LLC

Property Address: 2314 Shamrock Drive

Total Parcel Area: 9,078 sq. ft. (0.208 ac.)

Property to be acquired by Easements: 1,276 sq. ft. (0.029 ac.) Utility Easement, 824 sq. ft. (0.019 ac.) Sidewalk Utility Easement and 580 sq. ft. (0.013 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees and various plantings

Zoned: R-4

Use: Single-family Residential

Parcel Identification Number: 093-074-29

<https://polaris3g.mecklenburgcountync.gov/#mat=630748&pid=09307429&gisid=09307429>

Appraised Value: \$35,675

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 or provide supporting documentation to justify their counteroffer.

Recommendation: 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