



Legislation Text

File #: 15-21712, Version: 1

Property Transactions - Monroe Road Multiuse Path, Parcel # 10

Action: Approve the following Condemnation: Monroe Road Multiuse Path, Parcel # 10

Project: Monroe Road Multiuse Path, Parcel # 10

Program: Monroe Road Multiuse Path

Owner(s): Sam’s Mart, LLC

Property Address: 5343 Monroe Road

Total Parcel Area: 43,609 sq. ft. (1.001 ac.)

Property to be acquired by Easements: 2,591 sq. ft. (0.059 ac.) Sidewalk Utility Easement, 355 sq. ft. (0.008 ac.) Permanent Shelter Easement and 2,734 sq. ft. (0.063 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Irrigation and various plantings

Zoned: CG

Use: Commercial Zoning

Parcel Identification Number: 161-065-03

<https://polaris3g.mecklenburgcountync.gov/#mat=147409&pid=16106503&qisid=16106503>

Appraised Value: \$95,275

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. The city continues to negotiate with the property owner.

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: 5

Attachment(s): Map