



Legislation Text

File #: 15-21470, Version: 1

Property Transactions - Bryant Farms Road Extension, Phase 1, Parcel # 14

Action: Approve the following Condemnation: Bryant Farms Road Extension, Phase 1, Parcel # 14

Project: Bryant Farms Road Extension, Phase 1, Parcel # 14

Program: Bryant Farms Road Extension, Phase 1

Owner(s): Reavencrest Homeowners Association, Inc.

Property Address: Bryant Farms Road

Total Parcel Area: 8,841 sq. ft. (0.203 ac.)

Property to be acquired by Fee Simple: 1,131 sq. ft. (0.026 ac.) Fee Simple Outside of Right-of-Way

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: N1-A

Use: Neighborhood 1 Zoning District

Parcel Identification Number: 229-102-98
<https://polaris3g.mecklenburgcountync.gov/#pid=22910298&gisid=22910298>

Appraised Value: \$3,725

Property Owner’s Concerns: None.

City’s Response to Property Owner’s Concerns: The HOA’s Board of Directors cannot sign independently of a three-quarter membership vote, however, the property owner has agreed to the city’s offer.

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: 7

Attachment(s): Map