



Legislation Details (With Text)

<b>File #:</b>	15-21544	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Consent Item	<b>Status:</b>		Agenda Ready	
<b>File created:</b>	11/5/2023	<b>In control:</b>		City Council Business Meeting	
<b>On agenda:</b>	11/27/2023	<b>Final action:</b>			
<b>Title:</b>	Property Transactions - Rea Road Widening, Parcel # 4				
<b>Attachments:</b>	1. 15-21544_Map_Rea Road Widening, Parcel # 4				

Date	Ver.	Action By	Action	Result
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**Property Transactions - Rea Road Widening, Parcel # 4**

**Action:** **Approve the following Condemnation: Rea Road Widening, Parcel # 4**  
This property is acquired in accordance with Federal Guidelines 49 CFR Part 24 of the Uniform Acquisition and Relocation Act of 1970. Acquisition costs are eligible for North Carolina Department of Transportation reimbursement and Federal Transit Administration reimbursement.

**Project:** Rea Road Widening (I-485 to Williams Pond Lane)

**Program:** Rea Road Widening (I-485 to Williams Pond Lane)

**Owner(s):** Colony at Piper Glen, LLC

**Property Address:** 7810 Ballantyne Commons Parkway and 5231 & 5235 Piper Station Drive

**Total Parcel Area:** 307,392 sq. ft. (7.057 ac.)

**Property to be acquired by Fee Simple:** 3,363 sq. ft. (0.077 ac.) Fee Simple Outside Existing Right-of-Way

**Property to be acquired by Easements:** 5,381 sq. ft. (0.124 ac.) Sidewalk Utility Easement, 7,221 sq. ft. (0.166 ac.) Permanent Utility Easement, 975 sq. ft. (0.022 ac.) Storm Drainage Easement and 8,584 sq. ft. (0.197 ac.) Temporary Construction Easement

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

**Landscaping to be impacted:** Trees and various plantings

**Zoned:** NS & B-1SCD

**Use:** Neighborhood Service District & Business Conditional Zoning

**Parcel Identification Number:** 225-045-05  
<https://polaris3g.mecklenburgcountync.gov/#mat=703326&pid=22504505&gclid=22504505>

**Appraised Value:** \$309,250

**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:** 7

**Attachment(s):** Map