



Legislation Details (With Text)

<b>File #:</b>	15-21549	<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 # 9				
<b>Attachments:</b>	1. 15-21549_Map_Property Transactions - Rea Road Widening, Parcel # 9				

Date	Ver.	Action By	Action	Result
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**Property Transactions - Rea Road Widening, Parcel # 9**

**Action:** **Approve the following Condemnation: Rea Road Widening, Parcel # 9**  
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), Parcel # 9

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

**Owner(s):** 2017-1 1H Borrower L.P.

**Property Address:** 11514 Falling Leaves Drive

**Total Parcel Area:** 10,599 sq. ft. (0.243 ac.)

**Property to be acquired by Easements:** 830 sq. ft. (0.019 ac.) Utility Easement, 712 sq. ft. (0.016 ac.) Sidewalk Utility Easement and 1,072 sq. ft. (0.025 ac.) Temporary Construction Easement

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

**Landscaping to be impacted:** Trees

**Zoned:** N1-A

**Use:** Neighborhood 1 Zoning District

**Parcel Identification Number:** 225-044-06  
<https://polaris3g.mecklenburgcountync.gov/#mat=19082&pid=22504406&gisid=22504406>

**Appraised Value:** \$53,500

**Property Owner’s Concerns:** The property owner has presented no concerns to city staff.

**City's Response Property Owner's Concerns:** The city presented the offer in September of 2023 for the owners' review. The city informed the property owner they could obtain their own appraisal or provide supporting documentation to justify a 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