



Legislation Details (With Text)

File #: 15-17083 **Version:** 1 **Name:**
Type: Consent Item **Status:** Agenda Ready
File created: 12/16/2021 **In control:** City Council Business Meeting
On agenda: 1/10/2022 **Final action:**
Title: Property Transactions - DeArmon Road Improvements, Parcel #36

Attachments:

Date	Ver.	Action By	Action	Result
1/10/2022	1	City Council Business Meeting	Defer	

Property Transactions - DeArmon Road Improvements, Parcel #36

Action: Approve the following Condemnation: DeArmon Road Improvements, Parcel #36

Project: DeArmon Road Improvements, Parcel #36

Program: DeArmon Road Improvements

Owner(s): Manochehr Ghahhari, Claudia Sandra Jacobs, and Wells Fargo Bank, N.A.

Property Address: 12301 DeArmon Road

Total Parcel Area: 183,006 sq. ft. (4.23 ac.)

Property to be acquired Fee: 12,839 sq. ft. (0.29 ac.) Fee Simple

Property to be acquired by Easements: 2,452 sq. ft. (0.056 ac.) Utility Easement, 1,559 sq. ft. (0.036 ac.) Storm Drainage Easement, 3,681 sq. ft. (0.085 ac.) Slope Easement, 1,814 sq. ft. (0.042 ac.) Sidewalk Utility Easement, 6,121 sq. ft. (0.141 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: Split rail fence and parking area light

Landscaping to be impacted: Tree

Zoned: R-3

Use: Single-family Residential

Tax Code: 027-072-19

<https://polaris3g.mecklenburgcountync.gov/#mat=27189&pid=02707219&gisid=02707219>

Appraised Value: \$46,025

Property Owner’s Concerns: The property owner is concerned about the design of the project.

City's Response to Property Owner's Concerns: The City explained the rationale of the design and how it meets the objectives for the project.

Recommendation: To avoid delay in the project schedule, 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: 4