



Legislation Details (With Text)

File #:	15-21468	Version:	1	Name:	
Type:	Consent - Property Transaction		Status:	Agenda Ready	
File created:	10/20/2023	In control:	City Council Business Meeting		
On agenda:	11/13/2023	Final action:			
Title:	Property Transactions - Bryant Farms Road Extension, Phase 1, Parcel # 9				
Attachments:	1. Map - Bryant Farms Road Extension, Phase 1, Parcel # 9				

Date	Ver.	Action By	Action	Result
11/13/2023	1	City Council Business Meeting		

Property Transactions - Bryant Farms Road Extension, Phase 1, Parcel # 9

Action: Approve the following **Condemnation: Bryant Farms Road Extension, Phase 1, Parcel # 9**

Project: Bryant Farms Road Extension, Phase 1, Parcel # 9

Program: Bryant Farms Road Extension, Phase 1

Owner(s): Raeburn Homeowners Association, Inc.

Property Address: 12049 Parks Farm Lane

Total Parcel Area: 243,968 sq. ft. (5.601 ac.)

Property to be acquired by Fee Simple: 2,617 sq. ft. (0.060 ac.) Fee Simple Outside of Existing Right-of-Way

Property to be acquired by Easements: 2,905 sq. ft. (0.067 ac.) Sanitary Sewer Easement and 13,869 sq. ft. (0.318 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees and various plantings

Zoned: N1-A

Use: Neighborhood 1 Zoning District

Parcel Identification Number: 229-211-63
<https://polaris3g.mecklenburgcountync.gov/#pid=22921163&gclid=22921163>

Appraised Value: \$55,475

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