



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