



Legislation Details (With Text)

| | | | | | |
|----------------------|--|----------------------|---|-------------------------------|--|
| File #: | 15-21363 | Version: | 1 | Name: | |
| Type: | Consent Item | Status: | | Approved | |
| File created: | 9/30/2023 | In control: | | City Council Business Meeting | |
| On agenda: | 10/23/2023 | Final action: | | 10/23/2023 | |
| Title: | Property Transactions - Bryant Farms Rd Extension, Phase 1, Parcel # 4 | | | | |
| Attachments: | 1. Map - Bryant Farms Rd Extension, Phase 1, Parcel # 4 | | | | |

| Date | Ver. | Action By | Action | Result |
|------------|------|-------------------------------|---------|--------|
| 10/23/2023 | 1 | City Council Business Meeting | Approve | |

Property Transactions - Bryant Farms Rd Extension, Phase 1, Parcel # 4

Action: Approve the following Condemnation: Bryant Farms Rd Extension, Phase 1, Parcel # 4

Project: Bryant Farms Rd Extension, Phase 1, Parcel # 4

Program: Bryant Farms Rd Extension, Phase 1

Owner(s): Nisbet Oil Company

Property Address: 11914 Elm Lane

Total Parcel Area: 68,078 sq. ft. (1.563 ac.)

Property to be acquired by Fee Simple: 4,060 sq. ft. (0.093 ac.) Fee Simple outside existing ROW

Property to be acquired by Easements: 3,006 sq. ft. (0.069 ac.) Utility Easement and 2,458 sq. ft. (0.056 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: Asphalt paving and lights

Landscaping to be impacted: Trees and various plantings

Zoned: CG

Use: Commercial

Parcel Identification Number: 223-282-90

<https://polaris3g.mecklenburgcountync.gov/#mat=543299&pid=22328290&gclid=22328290>

Appraised Value: \$105,125

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