



Legislation Details (With Text)

**File #:** 15-8733      **Version:** 1      **Name:**  
**Type:** Consent Item      **Status:** Approved  
**File created:** 7/9/2018      **In control:** City Council Business Meeting  
**On agenda:** 7/23/2018      **Final action:** 7/23/2018  
**Title:** Property Transactions - Tuckaseegee - Berryhill - Thrift Roundabout, Parcel #10

**Attachments:**

Date	Ver.	Action By	Action	Result
7/23/2018	1	City Council Business Meeting	Approve	Pass

**Property Transactions - Tuckaseegee - Berryhill - Thrift Roundabout, Parcel #10**

**Action:**      **Approve the following Condemnation: Tuckaseegee - Berryhill - Thrift Roundabout, Parcel #10**

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.

**Project:** Tuckaseegee - Berryhill - Thrift Roundabout, Parcel #10

**Owner(s):** BIN - BR1304, LLC

**Property Address:** 1304 Berryhill Road

**Total Parcel Area:** 165,219 sq. ft. (3.793 ac.)

**Property to be acquired by Fee:** 759 sq. ft. (.017 ac.) in Fee Simple

**Property to be acquired by Easements:** 2,661 sq. ft. (.061 ac.) in Sidewalk and Utility Easement, plus 1,786 sq. ft. (.041 ac.) in Temporary Construction Easement, plus 91 sq. ft. (.002 ac.) in Utility Easement

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

**Landscaping to be impacted:** None

**Zoned:** I-1

**Use:** Industrial

**Tax Code:** 071-063-01

**Appraised Value:** \$4,250

**Property Owner’s Concerns:** Property owner is concerned with the amount of

compensation begin offered.

**City's Response to Property Owner's Concerns:** Staff informed the property owner they could obtain an appraisal in order to justify a counter offer.

**Recommendation:** To avoid delay in the project schedule, staff recommends proceeding to condemnation during which time negotiations can continue, mediation is available and if necessary, just compensation can be determined by the court.

**Council District:** 3