



Legislation Details (With Text)

File #:	15-21552	Version:	1	Name:	
Type:	Consent Item	Status:		Agenda Ready	
File created:	11/5/2023	In control:		City Council Business Meeting	
On agenda:	11/27/2023	Final action:			
Title:	Property Transactions - Rea Road Widening, Parcel # 1				
Attachments:	1. 15-21552_Map_Property Transactions - Rea Road Widening, Parcel # 1				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Property Transactions - Rea Road Widening, Parcel # 1

Action: **Approve the following Condemnation: Rea Road Widening, Parcel # 1**
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 and Federal Transit Administration reimbursement.

Project: Rea Road Widening (I-485 to Williams Pond Lane), Parcel # 1

Program: Rea Road Widening (I-485 to Williams Pond Lane)

Owner(s): Zenith Investment Grantor Trust, Summit De Corporation, Trustee

Property Address: 7828 Rea Road

Total Parcel Area: 1,893,945 sq. ft. (43.479 ac.)

Property to be acquired by Easements: 8,357 sq. ft. (0.192 ac.) Utility Easement, 2,144 sq. ft. (0.049 ac.) Sidewalk Utility Easement and 8,334 sq. ft. (0.191 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: Concrete curbing

Landscaping to be impacted: Trees and various plantings

Zoned: CC

Use: Commercial

Parcel Identification Number: 225-041-19
<https://polaris3g.mecklenburgcountync.gov/#mat=571967&pid=22504119&gisid=22504119>

Appraised Value: \$144,650

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 any 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