



Legislation Details (With Text)

File #:	15-21362	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 # 3				
Attachments:	1. Map - Bryant Farms Rd Extension, Phase 1, Parcel # 3				

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

Property Transactions - Bryant Farms Rd Extension, Phase 1, Parcel # 3

Action: Approve the following Condemnation: Bryant Farms Rd Extension, Phase 1, Parcel # 3

Project: Bryant Farms Rd Extension, Phase 1, Parcel # 3

Program: Bryant Farms Rd Extension, Phase 1

Owner(s): Nisbet Oil Company

Property Address: 11924 Elm Lane

Total Parcel Area: 73,364 sq. ft. (1.684 ac.)

Property to be acquired by Fee Simple: 3,496 sq. ft. (0.080 ac.) Fee Simple outside existing ROW

Property to be acquired by Easements: 3,067 sq. ft. (0.070 ac.) Utility Easement, 185 sq. ft. (0.004 ac.) Sidewalk Utility Easement and 7,702 sq. ft. (0.177 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: Asphalt paving and lights

Landscaping to be impacted: Tree and various plantings

Zoned: CG

Use: Commercial

Parcel Identification Number: 223-282-86

<https://polaris3g.mecklenburgcountync.gov/#mat=22184&pid=22328286&gisid=22328286>

Appraised Value: \$120,700

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