



Legislation Text

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File #: 15-19714, Version: 1

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**Property Transactions - Prosperity Church Road (Old Ridge to Benfield), Parcel # 25**

**Action:** Approve the following Condemnation: Prosperity Church Road (Old Ridge to Benfield), Parcel # 25

**Project:** Prosperity Church Road (Old Ridge to Benfield), Parcel # 25

**Program:** Prosperity Church Road (Old Ridge to Benfield)

**Owner(s):** Nisbet Oil Company f/k/a E.P. Nisbet Company

**Property Address:** 6135 Prosperity Church Road

**Total Parcel Area:** 887,063 sq. ft. (20.364 ac.)

**Property to be acquired by Fee Simple:** 22,110 sq. ft. (0.508 ac.) Fee Simple

**Property to be acquired by Easements:** 11,316 sq. ft. (0.260 ac.) Temporary Construction Easement

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

**Landscaping to be impacted:** None

**Zoned:** R-3

**Use:** Single-family Residential

**Parcel Identification Number:** 027-561-08

<https://polaris3g.mecklenburgcountync.gov/#mat=551639&pid=02756108&qisid=02756108>

**Appraised Value:** \$96,100

**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 continues to negotiate with the property owner.

**Recommendation:** To avoid delay in the project schedule, 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:** 4