

Legislation Text

File #: 15-21361, Version: 1

Property Transactions - Bryant Farms Rd Extension, Phase 1, Parcel # 2

Action: Approve the following Condemnation: Bryant Farms Rd Extension, Phase 1, Parcel # 2

Project: Bryant Farms Rd Extension, Phase 1, Parcel # 2

Program: Bryant Farms Rd Extension, Phase 1

Owner(s): South Mecklenburg Presbyterian Church

Property Address: 8601 Bryant Farms Road

Total Parcel Area: 590,829 sq. ft. (13.564 ac.)

Property to be acquired by Fee Simple: 5,435 sq. ft. (0.125 ac.) Fee Simple

Property to be acquired by Easements: 14,378 sq. ft. (0.330 ac.) Sidewalk Utility Easement, 5,706 sq. ft. (0.131 ac.) Waterline Easement, 1,691 sq. ft. (0.039 ac.) Storm Drainage Easement and 6,186 sq. ft. (0.142 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: Wooden post sign, wrought iron sign, plaster monument sign, and lights

Landscaping to be impacted: Trees and various plantings

Zoned: N1-A

Use: Neighborhood 1 Zoning District

Parcel Identification Number: 229-041-04

<https://polaris3g.mecklenburgcountync.gov/#mat=206435&pid=22904104&gisid=22904104>

Appraised Value: \$57,175

Property Owner's Concerns: The property owner is concerned about the potential impacts to the property and compensation offered.

City's Response to Property Owner's Concerns: The city met the property owner and resolved their design 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