



Legislation Text

File #: 15-21470, Version: 1

**Property Transactions - Bryant Farms Road Extension, Phase 1, Parcel # 14**

**Action:** Approve the following Condemnation: Bryant Farms Road Extension, Phase 1, Parcel # 14

**Project:** Bryant Farms Road Extension, Phase 1, Parcel # 14

**Program:** Bryant Farms Road Extension, Phase 1

**Owner(s):** Reavencrest Homeowners Association, Inc.

**Property Address:** Bryant Farms Road

**Total Parcel Area:** 8,841 sq. ft. (0.203 ac.)

**Property to be acquired by Fee Simple:** 1,131 sq. ft. (0.026 ac.) Fee Simple Outside of Right-of-Way

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

**Landscaping to be impacted:** None

**Zoned:** N1-A

**Use:** Neighborhood 1 Zoning District

**Parcel Identification Number:** 229-102-98  
<https://polaris3g.mecklenburgcountync.gov/#pid=22910298&gisid=22910298>

**Appraised Value:** \$3,725

**Property Owner’s Concerns:** None.

**City’s Response to Property Owner’s Concerns:** The HOA’s Board of Directors cannot sign independently of a three-quarter membership vote, however, the property owner has agreed to the city’s offer.

**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