



Legislation Text

File #: 15-21362, Version: 1

**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