



Legislation Text

File #: 15-21363, Version: 1

Property Transactions - Bryant Farms Rd Extension, Phase 1, Parcel # 4

Action: Approve the following Condemnation: Bryant Farms Rd Extension, Phase 1, Parcel # 4

Project: Bryant Farms Rd Extension, Phase 1, Parcel # 4

Program: Bryant Farms Rd Extension, Phase 1

Owner(s): Nisbet Oil Company

Property Address: 11914 Elm Lane

Total Parcel Area: 68,078 sq. ft. (1.563 ac.)

Property to be acquired by Fee Simple: 4,060 sq. ft. (0.093 ac.) Fee Simple outside existing ROW

Property to be acquired by Easements: 3,006 sq. ft. (0.069 ac.) Utility Easement and 2,458 sq. ft. (0.056 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: Asphalt paving and lights

Landscaping to be impacted: Trees and various plantings

Zoned: CG

Use: Commercial

Parcel Identification Number: 223-282-90

<https://polaris3g.mecklenburgcountync.gov/#mat=543299&pid=22328290&gisid=22328290>

Appraised Value: \$105,125

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