



Legislation Text

File #: 15-21468, Version: 1

Property Transactions - Bryant Farms Road Extension, Phase 1, Parcel # 9

Action: Approve the following Condemnation: Bryant Farms Road Extension, Phase 1, Parcel # 9

Project: Bryant Farms Road Extension, Phase 1, Parcel # 9

Program: Bryant Farms Road Extension, Phase 1

Owner(s): Raeburn Homeowners Association, Inc.

Property Address: 12049 Parks Farm Lane

Total Parcel Area: 243,968 sq. ft. (5.601 ac.)

Property to be acquired by Fee Simple: 2,617 sq. ft. (0.060 ac.) Fee Simple Outside of Existing Right-of-Way

Property to be acquired by Easements: 2,905 sq. ft. (0.067 ac.) Sanitary Sewer Easement and 13,869 sq. ft. (0.318 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees and various plantings

Zoned: N1-A

Use: Neighborhood 1 Zoning District

Parcel Identification Number: 229-211-63

<https://polaris3g.mecklenburgcountync.gov/#pid=22921163&gisid=22921163>

Appraised Value: \$55,475

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