



Legislation Text

File #: 15-21469, Version: 1

Property Transactions - Bryant Farms Road Extension, Phase 1, Parcel # 11

Action: Approve the following Condemnation: Bryant Farms Road Extension, Phase 1, Parcel # 11

Project: Bryant Farms Road Extension, Phase 1, Parcel # 11

Program: Bryant Farms Road Extension, Phase 1

Owner(s): Raeburn Homeowners Association, Inc.

Property Address: Parks Farm Lane

Total Parcel Area: 16,124 sq. ft. (0.370 ac.)

Property to be acquired by Fee Simple: 1,240 sq. ft. (0.028 ac.) Fee Simple Outside of Existing Right of Way

Property to be acquired by Easements: 614 sq. ft. (0.014 ac.) Storm Drainage Easement and 1,665 sq. ft. (0.038 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees

Zoned: N1-A

Use: Neighborhood 1 Zoning District

Parcel Identification Number: 229-072-21

<https://polaris3g.mecklenburgcountync.gov/#pid=22907221&gisid=22907221>

Appraised Value: \$6,675

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