

## Legislation Details (With Text)

**File #:** 15-10314      **Version:** 1      **Name:**

**Type:** Consent Item      **Status:** Approved

**File created:** 2/8/2019      **In control:** City Council Business Meeting

**On agenda:** 2/25/2019      **Final action:** 2/25/2019

**Title:** Property Transactions - NC-51 Sidewalk (McAlpine Creek to Ridgeloach Place), Parcel #25

**Attachments:** 1. Location Map - NC51 Sidewalk - McAlpine Creek to Ridgeloach Place.P25.pdf

Date	Ver.	Action By	Action	Result
2/25/2019	1	City Council Business Meeting	Approve	Pass

### Property Transactions - NC-51 Sidewalk (McAlpine Creek to Ridgeloach Place), Parcel #25

**Action:** Approve the following **Condemnation: NC-51 Sidewalk (McAlpine Creek to Ridgeloach Place), Parcel #25**

**Project:** NC-51 Sidewalk (McAlpine Creek to Ridgeloach Place), Parcel #25

**Owner(s):** C & J Enterprises, Inc.

**Property Address:** 4100 Pineville-Matthews Road

**Total Parcel Area:** 6,259,954 sq. ft. (143.708 ac.)

**Property to be acquired by Easements:** 29,561 sq. ft. (.679 ac.) in Temporary Construction Easement

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

**Landscaping to be impacted:** Trees, shrubs and various plantings

**Zoned:** R-3

**Use:** Single-family Residential

**Tax Code:** 211-264-26

**Appraised Value:** \$96,075

**Property Owner's Counteroffer:** \$133,803

**Property Owner's Concerns:** The property owner is concerned about the compensation and the loss of tree buffer along the property.

**City's Response to Property Owner's Concerns:** Staff informed the property owner they could obtain their own appraisal in order to justify a counter offer.

**Recommendation:** To avoid delay in the project schedule, staff recommends proceeding 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