

## Legislation Details (With Text)

**File #:** 15-15991      **Version:** 1      **Name:**  
**Type:** Consent Item      **Status:** Approved  
**File created:** 6/14/2021      **In control:** City Council Business Meeting  
**On agenda:** 6/28/2021      **Final action:** 6/28/2021  
**Title:** Property Transactions - Brown Grier Road Improvement Project, Parcel #26  
**Attachments:**

Date	Ver.	Action By	Action	Result
6/28/2021	1	City Council Business Meeting	Approve	Pass

### Property Transactions - Brown Grier Road Improvement Project, Parcel #26

**Action:** Approve the following Condemnation: Brown Grier Road Improvement Project, Parcel #26

**Project:** Brown Grier Road Improvement Project, Parcel #26

**Program:** Brown Grier Road Improvement Project

**Owner(s):** Emerald Acres LLC, Emerald Green Partners LLC, and Tubbercurry Real Estate Ventrues LLC

**Property Address:** 3627 Sandy Porter Road

**Total Parcel Area:** 397,720 sq. ft. (9.13 ac.)

**Property to be acquired by Fee:** 28,893 sq. ft. (0.66 ac.) Fee Simple

**Property to be acquired by Easements:** 15,659 sq. ft. (0.359 ac.) Temporary Construction Easement

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

**Landscaping to be impacted:** None

**Zoned:** R-3

**Use:** Single-family Residential

**Tax Code:** 201-473-01

<https://polaris3g.mecklenburgcountync.gov/#mat=113391&pid=20147301&gisid=20147301>

**Appraised Value:** \$65,275

**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 in order to justify a counteroffer.

**Recommendation:** To avoid delay in the project schedule, 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:** 3