



Legislation Text

File #: 15-8495, Version: 1

Property Transactions - Tuckaseegee-Berryhill-Thrift Roundabout, Parcel #11

Action: Approve the following Condemnation: Tuckaseegee-Berryhill-Thrift Roundabout, Parcel #11

Project: Tuckaseegee-Berryhill-Thrift Roundabout, Parcel #11

Owner(s): Ivin-Eva Properties, LLC

Property Address: 2401 Tuckaseegee Road

Total Parcel Area: 65,519 sq. ft. (1.504 ac.)

Property to be acquired by Fee: 3,924 sq. ft. (.09 ac.) in Fee Simple

Property to be acquired by Easements: 2,253 sq. ft. (.052 ac.) in Sidewalk and Utility Easement, plus 3,711 sq. ft. (.085 ac.) in Temporary Construction Easement, plus 664 sq. ft. (.015 ac.) in Utility Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees and shrubs

Zoned: B-1

Use: Commercial

Tax Code: 071-061-15

Appraised Value: \$48,725

Property Owner's Concerns: The property owner is concerned with the amount of compensation being offered.

City's Response to Property Owner's Concerns: Staff informed the property owner and their representative that they could submit a counter offer with justification for review and consideration.

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: 3