

Legislation Text

File #: 15-8730, Version: 1

Property Transactions - Tuckaseegee - Berryhill - Thrift Roundabout, Parcel #1

Action: **Approve the following Condemnation: Tuckaseegee - Berryhill - Thrift Roundabout, Parcel #1**

This property is acquired in accordance with Federal Guidelines 49 CFR Part 24 of the Uniform Acquisition and Relocation Act of 1970. Acquisition costs are eligible for North Carolina Department of Transportation reimbursement.

Project: Tuckaseegee - Berryhill - Thrift Roundabout, Parcel #1

Owner(s): Khoai C. Nguyen

Property Address: 2400 Tuckaseegee Road

Total Parcel Area: 7,871 sq. ft. (.181 ac.)

Property to be acquired by Fee: 894 sq. ft. (.021 ac.) in Fee Simple

Property to be acquired by Easements: 1,199 sq. ft. (.028 ac.) in Sidewalk and Utility Easement, plus 1,518 sq. ft. (.035 ac.) in Temporary Construction Easement, plus 231 sq. ft. (.005 ac.) in Utility Easement

Structures/Improvements to be impacted: Sign and parking spaces

Landscaping to be impacted: Trees and various plantings

Zoned: B-1

Use: Commercial

Tax Code: 071-093-19

Appraised Value: \$15,875

Property Owner's Counteroffer: \$30,000

Property Owner's Concerns: The property owner is concerned with how the project impacts the function of the property after the project is completed, the loss of parking spaces and amount of compensation being offered.

City's Response to Property Owner's Concerns: Staff explained the project to the property owner and informed them that they could obtain an appraisal to justify their 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: 3