



Legislation Text

File #: 15-8732, Version: 1

Property Transactions - Tuckaseegee - Berryhill - Thrift Roundabout, Parcel #8

Action: Approve the following Condemnation: Tuckaseegee - Berryhill - Thrift Roundabout, Parcel #8

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 #8

Owner(s): Julian Dean Melton

Property Address: 2337 Thrift Road

Total Parcel Area: 13,685 sq. ft. (.314 ac.)

Property to be acquired by Fee: 1,337 sq. ft. (.031 ac.) in Fee Simple

Property to be acquired by Easements: 3,248 sq. ft. (.075 ac.) in Sidewalk and Utility Easement, plus 359 sq. ft. (.008 ac.) in Temporary Construction Easement, plus 46 sq. ft. (.001 ac.) in Utility Easement

Structures/Improvements to be impacted: Sign and parking spaces

Landscaping to be impacted: None

Zoned: I-2

Use: Commercial

Tax Code: 071-051-15

Appraised Value: \$45,775

Amount Withheld for Environmental Mitigation, per Federal Guidelines: \$15,000

Initial Deposit Amount: \$30,775

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