

Legislation Text

File #: 15-9030, Version: 1

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

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

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

Owner(s): RRB Investment Group, LLC

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: Property owner is concerned with the compensation amount and project impacts.

City's Response to Property Owner's Concerns: Staff informed the property owner that they can obtain their own appraisal to justify a counter offer and addressed their concerns.

Recommendation: Staff is currently waiting on signed documents but 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