

Legislation Text

File #: 15-9031, Version: 1

Property Transactions - Tuckaseegee - Berryhill-Thrift Roundabout, Parcel #6

Action: Approve the following Condemnation: Tuckaseegee - Berryhill-Thrift Roundabout, Parcel #6

Project: Tuckaseegee - Berryhill-Thrift Roundabout, Parcel #6

Owner(s): Richard B. Nagy

Property Address: 1100 Tuckaseegee Road

Total Parcel Area: 74,474 sq. ft. (1.710 ac.)

Property to be acquired by Fee: 4,506 sq. ft. (.103 ac.) in Fee Simple

Property to be acquired by Easements: 844 sq. ft. (.019 ac.) in Sidewalk and Utility Easement, plus 3,024 sq. ft. (.069 ac.) in Temporary Construction Easement, plus 1,446 sq. ft. (.033 ac.) in Utility Easement

Structures/Improvements to be impacted: Parking spaces

Landscaping to be impacted: Trees

Zoned: I-2

Use: Industrial

Tax Code: 071-081-13

Appraised Value: \$90,775

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

City's Response to Property Owner's Concerns: Staff informed the property owner, he could obtain his own appraisal in order to justify a 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