

## Legislation Text

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File #: 15-9725, Version: 1

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### Property Transactions - Tuckaseegee - Berryhill-Thrift Roundabout, Parcel #9

**Action:** Approve the following Condemnation: Tuckaseegee - Berryhill-Thrift Roundabout, Parcel #9

**Project:** Tuckaseegee - Berryhill-Thrift Roundabout, Parcel #9

**Owner(s):** Brownstone Properties II, LLC

**Property Address:** 1225 Berryhill Road

**Total Parcel Area:** 30,618 sq. ft. (.703 ac.)

**Property to be acquired by Easements:** 478 sq. ft. (.011 ac.) in Sidewalk and Utility Easement, plus 1,689 sq. ft. (.039 ac.) in Temporary Construction Easement, plus 71 sq. ft. (.002 ac.) in Utility Easement

**Structures/Improvements to be impacted:** None

**Landscaping to be impacted:** None

**Zoned:** I-2

**Use:** Industrial

**Tax Code:** 071-051-16

**Appraised Value:** \$3,750

**Property Owner's Concerns:** The property owner is concerned with the project design and future development.

**City's Response to Property Owner's Concerns:** Staff informed the property owner this is the best design and will not hinder future development.

**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