

Legislation Text

File #: 15-11553, Version: 1

Property Transactions - Lakeview-Reames Intersection Improvements, Parcel #30

Action: Approve the following Condemnation: Lakeview-Reames Intersection Improvements, Parcel #30

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 and Federal Transit Administration reimbursement.

Project: Lakeview-Reames Intersection Improvements, Parcel #30

Owner(s): Albert Allen, Jr. and Robbie V. Allen

Property Address: 5020 Lakeview Road

Total Parcel Area: 16,896 sq. ft. (.388 ac.)

Property to be acquired by Easements: 1,112 sq. ft. (.026 ac.) in Sidewalk and Utility Easement, plus 3,085 sq. ft. (.071 ac.) in Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: R-3

Use: Single-family Residential

Tax Code: 037-163-07

Appraised Value: \$2,275

Property Owner's Counteroffer: \$6,500

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

City's Response to Property Owner's Concerns: Staff explained to the property owner they can obtain their own appraisal in order to support 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: 2