



Legislation Text

File #: 15-11746, Version: 1

Property Transactions - Lakeview Road Farm to Market, Parcel #19

Action: Approve the following Condemnation: Lakeview Road Farm to Market, Parcel #19

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 Road Farm to Market, Parcel #19

Owner(s): John W. Markham and Barbara D. Markham

Property Address: 6300 Lakeview Road

Total Parcel Area: 161,778 sq. ft. (3.714 ac.)

Property to be acquired by Easements: 362 sq. ft. (0.008 ac.) in Sidewalk and Utility Easement, plus 5,192 sq. ft. (0.119 ac.) in Temporary Construction Easement

Structures/Improvements to be impacted: Outdoor fireplace, stone pavers, and outdoor patio supplies

Landscaping to be impacted: Trees, shrubs and various plantings

Zoned: I-2

Use: Industrial

Tax Code: 037-253-06

Appraised Value: \$22,175

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

City's Response to Property Owner's Concerns: The property owner was notified that they could obtain their own appraisal in order to justify a counter offer and discussions continue on addressing project impacts.

Recommendation: To proceed with project schedule, the recommendation is to proceed 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