



## Legislation Text

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File #: 15-11920, Version: 1

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### Property Transactions - Parkwood Avenue Improvements, Parcel #3

**Action:** Approve the following Condemnation: Parkwood Avenue Improvements, Parcel #3

**Project:** Parkwood Avenue Improvements, Parcel #3

**Owner(s):** Lunayet Inc.

**Property Address:** 1117 Parkwood Avenue

**Total Parcel Area:** 8,660 sq. ft. (0.199 ac.)

**Property to be acquired by Easements:** 120 sq. ft. (0.003 ac.) in Temporary Construction Easement, plus 52 sq. ft. (0.001 ac.) in Utility Easement

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

**Landscaping to be impacted:** None

**Zoned:** B-1

**Use:** Commercial

**Tax Code:** 083-092-11,  
<http://polaris3g.mecklenburgcountync.gov/#mat=15135&pid=08309211&gisid=08309211>

**Appraised Value:** \$1,750

**Property Owner's Counteroffer:** \$2,500

**Recommendation:** To proceed with the 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:** 1