

Legislation Text

File #: 15-11934, Version: 1

Property Transactions - Camp North End Capital Improvement Project, Parcel #20

Action: Approve the following Condemnation: Camp North End Capital Improvement Project, Parcel #20

Project: Camp North End Capital Improvement Project, Parcel #20

Owner(s): A-1 Distributing Company, LLC

Property Address: 900 Woodward Avenue

Total Parcel Area: 12,621 sq. ft. (0.29 ac.)

Property to be acquired by Fee: 628 sq. ft. (0.014 ac.) Fee Simple

Property to be acquired by Easements: 1,308 sq. ft. (0.03 ac.) Sidewalk Utility Easement, 1,555 sq. ft. (0.036 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: I-1

Use: Industrial

Tax Code: 079-06-554,
<http://polaris3g.mecklenburgcountync.gov/#mat=211685&pid=07906554&gisid=>

Appraised Value: \$19,050

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

City Response: The city informed the property owner they could obtain their own appraisal in order to justify a counteroffer.

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