

Legislation Text

File #: 15-11935, Version: 1

Property Transactions - Camp North End Capital Improvement Project, Parcel #46

Action: Approve the following Condemnation: Camp North End Capital Improvement Project, Parcel #46

Project: Camp North End Capital Improvement Project, Parcel #46

Owner(s): Emphasis Ads, Inc.

Property Address: 1619 North Graham Street

Total Parcel Area: 22,274 sq. ft. (0.51 ac.)

Property to be acquired by Fee: 5,321 sq. ft. (0.122 ac.) Fee Simple

Property to be acquired by Easements: 2,497 sq. ft. (0.057 ac.) Sidewalk Utility Easement, 3,487 sq. ft. (0.08 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: Asphalt paving

Landscaping to be impacted: None

Zoned: I-2

Use: Single-family Residential

Tax Code: 079-02-109,
<http://polaris3g.mecklenburgcountync.gov/#mat=401184&pid=07902109&gisid=>

Appraised Value: \$119,825

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