

Legislation Text

File #: 15-12768, Version: 1

Property Transactions - Old Providence Road Sidewalk Project, Parcel # 1

Action: Approve the following Condemnation: Old Providence Road Sidewalk Project, Parcel # 1

Project: Old Providence Road Sidewalk Project, Parcel # 1

Owner(s): Graham Partners LLC

Property Address: 7000 Old Providence Road

Total Parcel Area: 129,864 sq. ft. (2.98 ac.)

Property to be acquired by Fee: 4,162 sq. ft. (0.096 ac.) Fee Simple in Existing R/W in Fee Simple

Property to be acquired by Easements: 6,405 sq. ft. (0.147 ac.) Sidewalk Utility Easement, 3,039 sq. ft. (0.07 ac.) Temporary Construction Easement

Landscaping to be impacted: Trees

Zoned: R-3

Use: Single-family Residential

Tax Code: 211-032-34

<http://polaris3g.mecklenburgcountync.gov/#mat=179864&pid=21103234&gisid=21103234>

Appraised Value: \$29,600

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

City's Response to Property Owner's Concerns: The city informed the property owner they could obtain their own appraisal in order to justify a counter offer.

Recommendation: To avoid delay in 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: 7