

Legislation Text

File #: 15-12945, Version: 1

Property Transactions - Thomasboro Drive Sanitary Sewer Replacement, Parcel #1.1

Action: Approve the following Condemnation: Thomasboro Drive Sanitary Sewer Replacement, Parcel #1.1

Project: Thomasboro Drive Sanitary Sewer Replacement, Parcel #1.1

Owner(s): Starnes Pallet Service INC

Property Address: 1000 Thomasboro Drive

Total Parcel Area: 390,224 sq. ft. (8.958 ac.)

Property to be acquired by Easements: 15,627 sq. ft. (0.359 ac.) in Sanitary Sewer Easement, plus 20,251 sq. ft. (0.465 ac.) in Temporary Construction Easement, plus 9,161 sq. ft. (0.21 ac.) in Easement to be Abandoned, plus 2,792 sq. ft. (0.064 ac.) in Existing Sewer Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: R-22MF

Use: Multi-family

Tax Code: 063-042-38

<http://polaris3g.mecklenburgcountync.gov/#mat=345&pid=06304238&gisid=06304238>

Appraised Value: \$17,925

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 that they can obtain their own appraisal in order to justify a counteroffer.

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: 2