



Legislation Text

File #: 15-13640, Version: 1

Property Transactions - I-85 North Bridge, Parcel #5

Action: Approve the following Condemnation: I-85 North Bridge, Parcel #5

This property is acquired in accordance with Federal Guidelines 49 CFR Part 24 of the Uniform Acquisition and Relocation Act of 1970. Acquisition costs are eligible for North Carolina Department of Transportation reimbursement and Federal Transit Administration reimbursement.

Project: I-85 North Bridge, Parcel #5

Program: I-85 North Bridge

Owner(s): Oasis Temple AAONMS

Property Address: 604 Doug Mayes Place

Total Parcel Area: 566,500 sq. ft. (13.005 ac.)

Property to be acquired by Fee: 25,151 sq. ft. (0.577 ac.) in Fee Simple

Property to be acquired by Easements: 1,453 sq. ft. (0.033 ac.) in Storm Drainage Easement, plus 5,361 sq. ft. (0.123 ac.) in Sidewalk and Utility Easement, plus 2,466 sq. ft. (0.057 ac.) in Waterline Easement, plus 22,359 sq. ft. (0.513 ac.) in Temporary Construction Easement, plus 5,667 sq. ft. (0.13 ac.) in Utility Easement, plus 1,455 sq. ft. (0.033 ac.) in Retaining Wall Easement.

Structures/Improvements to be impacted: Sign, street lights, irrigation, parking spaces

Landscaping to be impacted: Trees and various plantings

Zoned: B-1S(CD)

Tax Code: 047-321-04

Appraised Value: \$429,000

<http://polaris3g.mecklenburgcountync.gov/#mat=411446&pid=04732104&gclid=04732104>

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

City's Response to Property Owner's Concerns: The city informed property owner they could 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: 4