



## Legislation Text

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File #: 15-14128, Version: 1

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### Property Transactions - Providence Road Sidewalk Improvement (Greentree Drive - Knob Oak Lane), Parcel #2

**Action:** Approve the following Condemnation: Providence Road Sidewalk Improvement  
(Greentree Drive - Knob Oak Lane), Parcel #2

**Project:** Providence Road Sidewalk Improvement (Greentree Drive - Knob Oak Lane),  
Parcel #2

**Program:** Providence Road Sidewalk Improvement (Greentree Drive - Knob Oak Lane)

**Owner(s):** Providence Children's Academy LLC

**Property Address:** 3051 and 3039 Providence Road

**Total Parcel Area:** 85,872 sq. ft. (1.97 ac.)

**Property to be acquired by Easements:** 1,921 sq. ft. (0.044 ac.) Sidewalk Utility  
Easement, 1,063 sq. ft. (0.024 ac.) Temporary Construction Easement

**Structures/Improvements to be impacted:** None

**Landscaping to be impacted:** Trees

**Zoned:** INST (CD)

**Use:** Institutional

**Tax Code:** 185-014-04

<https://polaris3g.mecklenburgcountync.gov/#mat=99042&pid=18501404&gisid=18501404>

**Appraised Value:** \$16,425

**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 the 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:** 6