

## Legislation Text

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File #: 15-14251, Version: 1

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### Property Transactions - Providence Road Sidewalk Improvement (Greentree Drive - Knob Oak Lane), Parcel #14

**Action:** Approve the following Condemnation: Providence Road Sidewalk Improvement  
(Greentree Drive - Knob Oak Lane), Parcel #14

**Project:** Providence Road Sidewalk Improvement (Greentree Drive - Knob Oak Lane),  
Parcel #14

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

**Owner(s):** Anna Valdman

**Property Address:** 1600 Cavendish Court

**Total Parcel Area:** 24,191 sq. ft. (0.56 ac.)

**Property to be acquired by Fee:** 3,025 sq. ft. (0.069 ac.) Fee Simple

**Property to be acquired by Easements:** 2,561 sq. ft. (0.059 ac.) Temporary  
Construction Easement

**Structures/Improvements to be impacted:** Irrigation and low voltage light

**Landscaping to be impacted:** Trees and various plantings

**Zoned:** R-3

**Use:** Single-family Residential

**Tax Code:** 183-081-11

<https://polaris3g.mecklenburgcountync.gov/#mat=49497&pid=18308111&gisid=18308111>

**Appraised Value:** \$64,125

**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