



Legislation Text

File #: 15-14252, Version: 1

Property Transactions - Pineville Matthews Road/Alexander Road Sidewalk, Parcel #16

Action: Approve the following Condemnation: Pineville Matthews Road/Alexander Road Sidewalk, Parcel #16

Project: Pineville Matthews Road/Alexander Road Sidewalk, Parcel #16

Program: Pineville Matthews Road/Alexander Road Sidewalk

Owner(s): JPO Deerfield LP

Property Address: 7833 Deerfield Manor Drive

Total Parcel Area: 28,261 sq. ft. (0.64 ac.)

Property to be acquired by Easements: 36 sq. ft. (0.001 ac.) Sidewalk Utility Easement, 131 sq. ft. (0.003 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: R-3

Use: Single-family Residential

Tax Code: 213-044-13

<https://polaris3g.mecklenburgcountync.gov/#mat=549611&pid=21304413&qsid=21304413>

Appraised Value: \$350

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: 7