

Legislation Text

File #: 15-14554, Version: 1

Property Transactions - Pineville Matthews Road and Alexander Road Sidewalk, Parcel #5

Action: Approve the following Condemnation: Pineville Matthews Road and Alexander Road Sidewalk, Parcel #5

Project: Pineville Matthews Road and Alexander Road Sidewalk, Parcel #5

Program: Pineville Matthews Road and Alexander Road Sidewalk

Owner(s): WC and C 8 LLC and WC and C INC

Property Address: 0 Pineville-Matthews Road

Total Parcel Area: 1,768,306 sq. ft. (40.59 ac.)

Property to be acquired by Easements: 8,148 sq. ft. (0.187 ac.) Storm Drainage Easement, 4,383 sq. ft. (0.100 ac.) Sidewalk Utility Easement, 9,459 sq. ft. (0.217 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees and various plantings

Zoned: R-3 and R-12 (CD)

Use: Single-family Residential

Tax Code: 213-041-01
<https://polaris3g.mecklenburgcountync.gov/#pid=21304101&gisid=21304101>

Appraised Value: \$53,875

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

City's Response to Property Owner's Concerns: The city explained the rationale of the design and how it meets the objectives for the project and 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