

Legislation Text

File #: 15-14552, Version: 1

Property Transactions - North Sharon Amity Road Sidewalk Project, Parcel #9

Action: Approve the following Condemnation: North Sharon Amity Road Sidewalk Project, Parcel #9

Project: North Sharon Amity Road Sidewalk Project, Parcel #9

Program: North Sharon Amity Road Sidewalk Project

Owner(s): Wilson A. Montoya Franco and Stephanie Montoya

Property Address: 1412 North Sharon Amity Road

Total Parcel Area: 23,418 sq. ft. (0.54 ac.)

Property to be acquired by Easements: 921 sq. ft. (0.021 ac.) Sidewalk Utility Easement, 1,128 sq. ft. (0.026 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees

Zoned: R-3

Use: Single-family Residential

Tax Code: 163-144-09

<https://polaris3g.mecklenburgcountync.gov/#mat=40404&pid=16314409&gisid=16314409>

Appraised Value: \$5,625

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: 5