

Legislation Text

File #: 15-15702, Version: 1

Property Transactions - Brown Grier Road Improvement Project, Parcel #17, 18, and 29

Action: Approve the following Condemnation: Brown Grier Road Improvement Project, Parcel #17, 18, and 29

Project: Brown Grier Road Improvement Project, Parcel #17, 18, and 29

Program: Brown Grier Road Improvement Project

Owner(s): Christy Joy NC Partners LLC

Property Address: 9308 Christy Joy Drive, 14308 Brown Grier Road, and 3716 Margaret Mitchell Court

Total Parcel Area: 338,880 sq. ft. (8.93 ac.)

Property to be acquired by Fee: 2,339 sq. ft. (0.05 ac.) Fee Simple

Property to be acquired by Easements: 462 sq. ft. (0.01 ac.) Storm Drainage Easement, 7,353 sq. ft. (0.17 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: UR-2(CD)

Use: Urban-residential (Conditional)

Tax Code: 201-471-08, 201-471-09, 201-471-06

<https://polaris3g.mecklenburgcountync.gov/#mat=568242&pid=20147108&gisid=20147108>

<https://polaris3g.mecklenburgcountync.gov/#mat=566178&pid=20147109&gisid=20147109>

<https://polaris3g.mecklenburgcountync.gov/#mat=568255&pid=20147106&gisid=20147106>

Appraised Value: \$59,150

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: 3