

Legislation Text

File #: 15-15703, Version: 1

Property Transactions - Brown Grier Road Improvement Project, Parcel #26

Action: Approve the following Condemnation: Brown Grier Road Improvement Project, Parcel #26

Project: Brown Grier Road Improvement Project, Parcel #26

Program: Brown Grier Road Improvement Project

Owner(s): Emerald Acres LLC, Emerald Green Partners LLC, and Tubbercurry Real Estate Ventures LLC

Property Address: 3627 Sandy Porter Road

Total Parcel Area: 397,720 sq. ft. (9.13 ac.)

Property to be acquired by Fee: 28,893 sq. ft. (0.66 ac.) Fee Simple

Property to be acquired by Easements: 15,659 sq. ft. (0.359 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: R-3

Use: Single-family Residential

Tax Code: 201-473-01

<https://polaris3g.mecklenburgcountync.gov/#mat=113391&pid=20147301&gclid=20147301>

Appraised Value: \$65,275

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