

Legislation Text

File #: 15-16644, Version: 1

Property Transactions - DeArmon Road Improvements, Parcel #35

Action: Approve the following Condemnation: DeArmon Road Improvements, Parcel #35

Project: DeArmon Road Improvements, Parcel #35

Program: DeArmon Road Improvements

Owner(s): Andrew G. Croshaw and Karilee R. Croshaw

Property Address: 12215 DeArmon Road

Total Parcel Area: 202,629 sq. ft. (4.65 ac.)

Property to be acquired by Fee: 14,367 sq. ft. (0.33 ac.) Fee Simple

Property to be acquired by Easements: 44 sq. ft. (0.001 ac.) Utility Easement, 4,822 sq. ft. (0.111 ac.) Slope Easement, 6,841 sq. ft. (0.157 ac.) Sidewalk Utility Easement, 10,385 sq. ft. (0.238 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: Gate, fence, and brick pillars

Landscaping to be impacted: Tree

Zoned: R-3

Use: Single-family Residential

Tax Code: 027-093-67

<https://polaris3g.mecklenburgcountync.gov/#mat=26218&pid=02709367&gisid=02709367>

Appraised Value: \$51,675

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: 4

