



## Legislation Text

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File #: 15-17642, Version: 1

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### Property Transactions - Dixie River Road WM Extension, Parcel #22

**Action:** Approve the following Condemnation: Dixie River Road WM Extension, Parcel #22

**Project:** Dixie River Road WM Extension, Parcel #22

**Program:** Dixie River Road WM Extension

**Owner(s):** Alan Buch, William L Mowry, Raymond L Lancaster, William C Davis, Christopher M Turner and wife Britney W Turner

**Property Address:** 8604 Dixie River Road

**Total Parcel Area:** 178,825 sq. ft. (4.11 ac.)

**Property to be acquired by Easements:** 9,354 sq. ft. (0.215 ac.) Utility Easement, 889 sq. ft. (0.02 ac.) Temporary Construction Easement, 10,208 sq. ft. (0.234 ac.) Waterline Easement

**Structures/Improvements to be impacted:** None

**Landscaping to be impacted:** None

**Zoned:** MUDD-O

**Use:** Mixed Use Development District - Optional

**Tax Code:** 141-152-18

<https://polaris3g.mecklenburgcountync.gov/#mat=524041&pid=14115218&gisid=14115218>

**Appraised Value:** \$55,775

**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:** Adjacent to Council District 3