



Metropolitan Sewerage District
of Buncombe County, NC

AGENDA FOR 2/26/2025
9:00 A.M.

ROW COMMITTEE

	Agenda Item	Presenter
	01. Call to Order	Ashley
	02. Inquiry as to Conflict of Interest	Ashley
	03. Consideration of Condemnation – Montford Avenue @ Montford Park - Robinson	Banner
	04. Consideration of Compensation Budgets – Bellevue Road; Kimberly Avenue @ Sedley Avenue; Logan Avenue; West City View Drive @ Riverside Drive	Banner
	05. Other business	Banner
	06. Adjourn	Ashley
	Date of next meeting: March 26, 2025 @ 9:00 a.m.	

Committee Members: Matt Ashley, Chairman
 Jackie Bryson
 Esther Manheimer
 Chris Pelly
 Nathan Pennington
 Al Whitesides

Metropolitan Sewerage District of Buncombe County

Board Action Item - Right-of-Way Committee

COMMITTEE MEETING DATE: 2/26/2025

BOARD MEETING DATE: 3/19/2025

SUBMITTED BY: Tom Hartye, PE, General Manager
PREPARED BY: Wesley Banner, Right of Way Manager
REVIEWED BY: Hunter Carson, PE, Director of CIP

**SUBJECT: Consideration of Condemnation-
Montford Avenue @ Montford Park
MSD Project No. 2017144**

Owner Name: Jonathan and Natalia Robinson
Parcel Number: 9649-04-2180

The subject parcel is located along Montford Avenue in the Historic District and is improved with a single-family residence that is owner occupied. The existing 8-inch VCP sewer line is very deep and is in close proximity to a structure on the adjacent property. The proposed sewer line had to be shifted onto the subject parcel parallel to the southeastern property line to avoid the structure and an existing 10-inch water line.

Staff began communications with the owner back in April 2024. The owner's main concern is the loss of buildable area since they have future plans to construct an ADU. While there is adequate room for the ADU outside of the proposed easement area, the owners claim this will encroach into their existing gravel driveway. Per the existing zoning (RM8) there are 6-foot side setbacks, and the proposed easement will extend approximately 9-10 feet into the building envelope.

The owner stopped responding and has since hired an attorney to represent them. Billy Clarke has been in contact with their attorney, and he advises the Robinsons are unwilling to sign the easement citing loss of buildable area.

The Compensation offer for the easement areas on this parcel is \$20,598. The Robinsons nor their attorney have provided a counteroffer to date.

Staff is requesting authority to order an appraisal and to proceed with condemnation if necessary.

Contacts: 6

STAFF RECOMMENDATION: Authority to obtain appraisal and proceed with condemnation, if necessary.

COMMITTEE RECOMMENDATION:

Metropolitan Sewerage District of Buncombe County
Board Action Item - Right-of-Way Committee

COMMITTEE MEETING DATE: 2/26/2025

BOARD MEETING DATE: 3/19/2025

SUBMITTED BY: Tom Hartye, PE, General Manager
PREPARED BY: Wesley Banner, Right of Way Manager
REVIEWED BY: Hunter Carson, PE, Director of CIP

SUBJECT: Consideration of Compensation Budgets-
Bellevue Road, Project No. 2015175
Kimberly Avenue @ Sedley Avenue, Project No. 2018029
Logan Avenue, Project No. 2017256
West City View Drive @ Riverside Drive, Project No. 2024020

The attached Compensation Budgets are based on current ad valorem tax values and follow the MSD approved formula.

STAFF RECOMMENDATION: Approval of Compensation Budgets.

COMMITTEE RECOMMENDATION:

Bellevue Road SSR

Project Number: 2015175

Compensation Budget

12-Feb-25

PIN and Name		Acres	Parcel SF	Land Value	LV/SF	Net PE SF	PE Assd. Value	50% PE Assd. Value	TCE SF	TCE Assd. Value	10% Annl Return	Proj Time	TCE Rent Value	Total Comp. (Rounded)	
27 Pin	83 Pin														
9656174144	Cochran	Emily	0.21	9,147.60	\$45,300.00	\$4.95	1,014.30	\$5,020.79	\$2,510.39	1,307.30	\$6,471.14	\$647.11	3	\$161.78	\$2,672
9656077094	Hamilton	Melissa	1.09	47,480.40	\$83,100.00	\$1.75	4,576.60	\$8,009.05	\$4,004.53	6,347.60	\$11,108.30	\$1,110.83	3	\$277.71	\$4,282
9656172186	JLA Builders LLC		0.10	4,356.00	\$40,900.00	\$9.39	857.80	\$8,054.74	\$4,027.37	692.40	\$6,501.64	\$650.16	3	\$162.54	\$4,190
9656173177	JLA Builders, LLC		0.10	4,356.00	\$40,900.00	\$9.39	367.20	\$3,448.01	\$1,724.00	713.40	\$6,698.83	\$669.88	3	\$167.47	\$1,891
9656173073	JLA Builders, LLC		0.35	15,246.00	\$48,600.00	\$3.19	497.70	\$1,587.66	\$793.83	804.50	\$2,566.36	\$256.64	3	\$64.16	\$858
9656079042	Kacarski	Slavcho	0.27	11,761.20	\$37,500.00	\$3.19	1,508.20	\$4,811.16	\$2,405.58	1,972.00	\$6,290.68	\$629.07	3	\$157.27	\$2,563
9656173130	Koepke Living Trust		0.33	14,374.80	\$48,300.00	\$3.36	1,336.00	\$4,488.96	\$2,244.48	1,661.10	\$5,581.30	\$558.13	3	\$139.53	\$2,384
9656174184	Nedbal	Alyssa	0.17	7,405.20	\$44,000.00	\$5.94	616.60	\$3,662.60	\$1,831.30	700.90	\$4,163.35	\$416.33	3	\$104.08	\$1,935
9656172038	Rodriguez	Humberto	0.43	18,730.80	\$70,000.00	\$3.74	1,546.00	\$5,782.04	\$2,891.02	2,893.00	\$10,819.82	\$1,081.98	3	\$270.50	\$3,162
9656170016	Swayngim Life Estate	Kenneth	0.42	18,295.20	\$49,900.00	\$2.73	1,563.90	\$4,269.45	\$2,134.72	2,305.10	\$6,292.92	\$629.29	3	\$157.32	\$2,292
9656170087	Swayngim Life Estate	Kenneth	0.45	19,602.00	\$143,800.00	\$7.34	1,794.00	\$13,167.96	\$6,583.98	2,597.40	\$19,064.92	\$1,906.49	3	\$476.62	\$7,061
9656171057	Traister	Michael	0.40	17,424.00	\$49,600.00	\$2.85	1,484.30	\$4,230.26	\$2,115.13	1,838.60	\$5,240.01	\$524.00	3	\$131.00	\$2,246

TOTALS:	\$35,536
Staff Contingency:	\$10,000
GM's Contingency	\$10,000
Amendment	
Total Budget:	\$55,536

Kimberly Avenue @ Sedley Avenue

Project Number: 2018029

Compensation Budget

12-Feb-25

PIN and Name		Acres	Parcel SF	Land Value	LV/SF	Net PE SF	PE Assd. Value	50% PE Assd. Value	TCE SF	TCE Assd. Value	10% Annl Return	Proj Time	TCE Rent Value	Total Comp. (Rounded)		
27 Pin	83 Pin															
	9740516290	Baechtold Trust	Angela	0.45	19,602.00	\$137,800.00	\$7.03	1,189.30	\$8,360.78	\$4,180.39	0.00	\$0.00	\$0.00	8	\$0.00	\$4,180
	9649596828	Blu House LLC		0.36	15,681.60	\$133,700.00	\$8.53	1,602.40	\$13,668.47	\$6,834.24	0.00	\$0.00	\$0.00	8	\$0.00	\$6,834
	9649596937	Canlas Revocable Trust	Eloisa	0.28	12,196.80	\$129,100.00	\$10.58	1,635.70	\$17,305.71	\$8,652.85	0.00	\$0.00	\$0.00	8	\$0.00	\$8,653
	9740506706	Cohen	Amy	0.36	15,681.60	\$133,700.00	\$8.53	951.50	\$8,116.30	\$4,058.15	0.00	\$0.00	\$0.00	8	\$0.00	\$4,058
	9740505662	David	Stephen	0.55	23,958.00	\$141,700.00	\$5.91	1,485.40	\$8,778.71	\$4,389.36	0.00	\$0.00	\$0.00	8	\$0.00	\$4,389
	9740516078	Doehring	Margot	0.37	16,117.20	\$134,200.00	\$8.33	1,070.20	\$8,914.77	\$4,457.38	0.00	\$0.00	\$0.00	8	\$0.00	\$4,457
	9740506826	Griffin	William	0.36	15,681.60	\$133,700.00	\$8.53	1,045.40	\$8,917.26	\$4,458.63	0.00	\$0.00	\$0.00	8	\$0.00	\$4,459
	9740504175	Jordan	Henry	0.33	14,374.80	\$132,100.00	\$9.19	1,619.90	\$14,886.88	\$7,443.44	0.00	\$0.00	\$0.00	8	\$0.00	\$7,443
	9740505317	Meriwether	Robert	0.64	27,878.40	\$144,700.00	\$5.19	2,330.70	\$12,096.33	\$6,048.17	0.00	\$0.00	\$0.00	8	\$0.00	\$6,048
	9740504275	Meriwether	Robert	0.23	10,018.80	\$125,600.00	\$12.54	56.00	\$702.24	\$351.12	0.00	\$0.00	\$0.00	8	\$0.00	\$351
	9740506959	Shiff	Melissa	0.27	11,761.20	\$128,500.00	\$10.93	806.70	\$8,817.23	\$4,408.62	0.00	\$0.00	\$0.00	8	\$0.00	\$4,409
	9740505540	The Hip Joint LLC		0.27	11,761.20	\$128,500.00	\$10.93	665.80	\$7,277.19	\$3,638.60	0.00	\$0.00	\$0.00	8	\$0.00	\$3,639

TOTALS:	\$58,921
Staff Contingency:	\$10,000
GM's Contingency	\$10,000
Amendment	
Total Budget:	\$78,921

Logan Avenue Sewer Rehabilitation

Project Number: 2017256

Compensation Budget

12-Feb-25

PIN and Name							Net PE	PE Assd.	50% PE		TCE Assd.	10% Annl	Proj	TCE Rent	Total Comp.	
27 Pin	83 Pin		Acres	Parcel SF	Land Value	LV/SF	SF	Value	Assd. Value	TCE SF	Value	Return	Time	Value	(Rounded)	
	9638863883	Beane	David	0.15	6,534.00	\$100,200.00	\$15.34	0.00	\$0.00	\$0.00	926.90	\$14,218.65	\$1,421.86	4	\$473.95	\$474
	9638863867	Burke	Pamela	0.12	5,227.20	\$97,200.00	\$18.60	0.00	\$0.00	\$0.00	552.10	\$10,269.06	\$1,026.91	4	\$342.30	\$342
	9638862828	Dula	James	0.19	8,276.40	\$103,500.00	\$12.51	1,388.20	\$17,366.38	\$8,683.19	1,014.10	\$12,686.39	\$1,268.64	4	\$422.88	\$9,106
	9638863654	Jones	Joe	0.29	12,632.40	\$109,800.00	\$8.69	2,003.80	\$17,413.02	\$8,706.51	1,845.40	\$16,036.53	\$1,603.65	4	\$534.55	\$9,241
	9638864710	Kime	Anne	0.09	3,920.40	\$93,400.00	\$23.82	112.10	\$2,670.22	\$1,335.11	499.00	\$11,886.18	\$1,188.62	4	\$396.21	\$1,731
	9638862996	Larson	Thomas	0.23	10,018.80	\$106,300.00	\$10.61	128.90	\$1,367.63	\$683.81	1,281.30	\$13,594.59	\$1,359.46	4	\$453.15	\$1,137
	9638862777	Norton	Nan	0.15	6,534.00	\$100,200.00	\$15.34	1,111.70	\$17,053.48	\$8,526.74	845.00	\$12,962.30	\$1,296.23	4	\$432.08	\$8,959
	9638864708	Palmer	Floyd	0.16	6,969.60	\$101,100.00	\$14.51	0.00	\$0.00	\$0.00	831.70	\$12,067.97	\$1,206.80	4	\$402.27	\$402
	9638861993	Read	Sean	0.20	8,712.00	\$104,300.00	\$11.97	1,381.80	\$16,540.15	\$8,270.07	1,016.80	\$12,171.10	\$1,217.11	4	\$405.70	\$8,676
	9638862852	Smith Trustee	Charles	0.15	6,534.00	\$100,200.00	\$15.34	1,103.60	\$16,929.22	\$8,464.61	838.50	\$12,862.59	\$1,286.26	4	\$428.75	\$8,893
	9638863941	Tracey	James	0.12	5,227.20	\$97,200.00	\$18.60	0.00	\$0.00	\$0.00	118.70	\$2,207.82	\$220.78	4	\$73.59	\$74
	9638861969	Tsai	Cheng	0.16	6,969.60	\$101,100.00	\$14.51	606.70	\$8,803.22	\$4,401.61	859.70	\$12,474.25	\$1,247.42	4	\$415.81	\$4,817
	9638863702	Weiss	Hanny	0.14	6,098.40	\$99,300.00	\$16.28	1,124.90	\$18,313.37	\$9,156.69	603.30	\$9,821.72	\$982.17	4	\$327.39	\$9,484

TOTALS:	\$63,337
Staff Contingency:	\$10,000
GM's Contingency	\$10,000
Amendment	
Total Budget:	\$83,337

West City View Dr. @ Riverside Drive SSR

Project Number: 2024020

Compensation Budget

12-Feb-25

PIN and Name		Acres	Parcel SF	Land Value	LV/SF	Net PE SF	PE Assd. Value	50% PE Assd. Value	TCE SF	TCE Assd. Value	10% Annl Return	Proj Time	TCE Rent Value	Total Comp. (Rounded)		
27 Pin	83 Pin															
	9730032445	Craggy Mountain Line Inc.	0.67	29,185.20	\$37,900.00	\$1.30	405.60	\$527.28	\$263.64	0.00	\$0.00	\$0.00	1	\$0.00	\$264	
	9730034272	Jacobs	Matthew	1.30	56,628.00	\$72,900.00	\$1.29	32.70	\$42.18	\$21.09	0.00	\$0.00	\$0.00	1	\$0.00	\$21
	9730033258	McManus-Stuart	Noreen	0.35	15,246.00	\$37,400.00	\$2.45	1,333.20	\$3,266.34	\$1,633.17	0.00	\$0.00	\$0.00	1	\$0.00	\$1,633
	9730031357	Town of Woodfin											1			
	9730036398	West City View, LLC		0.39	16,988.40	\$56,300.00	\$3.31	3,896.00	\$12,895.76	\$6,447.88	0.00	\$0.00	\$0.00	1	\$0.00	\$6,448
	9730038412	West City View, LLC		0.21	9,147.60	\$28,900.00	\$3.16	1,076.60	\$3,402.06	\$1,701.03	0.00	\$0.00	\$0.00	1	\$0.00	\$1,701
	9730136572	West City View, LLC		11.62	506,167.20	\$267,300.00	\$0.53	239.20	\$126.78	\$63.39	0.00	\$0.00	\$0.00	1	\$0.00	\$63
TOTALS:													\$10,130			
Staff Contingency:													\$5,000			
GM's Contingency													\$5,000			
Amendment																
Total Budget:													\$20,130			