



Legislation Details (With Text)

**File #:** 15-17535    **Version:** 1    **Name:**  
**Type:** Consent Item    **Status:** Filed  
**File created:** 3/2/2022    **In control:** City Council Business Meeting  
**On agenda:** 4/11/2022    **Final action:** 4/11/2022  
**Title:** Charlotte Water Property Transactions - Charlotte Airport Area Waterline Progressive Design-Build Project (Old Dowd Road 24" WM Connect), Parcels #9, 10, and 11

**Attachments:**

Date	Ver.	Action By	Action	Result
4/11/2022	1	City Council Business Meeting	Settled	

**Charlotte Water Property Transactions - Charlotte Airport Area Waterline Progressive Design-Build Project (Old Dowd Road 24" WM Connect), Parcels #9, 10, and 11**

**Action:** Approve the following **Condemnation: Charlotte Airport Area Waterline Progressive Design-Build Project (Old Dowd Road 24" WM Connect), Parcels #9, 10, and 11**

**Project:** Charlotte Airport Area Waterline Progressive Design-Build Project (Old Dowd Road 24" WM Connect), Parcels #9, 10, and 11

**Owner(s):** Paul B. Bradley and Carter H. Bradley

**Property Address:** 4300, 4308, 4316 Business Center Drive

**Total Parcel Area:** 166,399 sq. ft. (3.82 ac.)

**Property to be acquired by Easements:** 16,100 sq. ft. (0.37 ac.) in Waterline Easement, plus 7,166 sq. ft. (0.17 ac.) in Temporary Construction Easement

**Structures/Improvements to be impacted:** Concrete pad

**Landscaping to be impacted:** None

**Zoned:** B-2

**Use:** Commercial

**Tax Code:** 055-351-37, 055-351-38, 055-351-39  
<https://polaris3g.mecklenburgcountync.gov/#mat=125252&pid=05535137&gisid=05535137>  
<https://polaris3g.mecklenburgcountync.gov/#mat=125562&pid=05535138&gisid=05535138>  
<https://polaris3g.mecklenburgcountync.gov/#mat=463181&pid=05535139&gisid=05535139>

**Appraised Value:** \$76,825

**Property Owner's Concerns:** The property owner is concerned about the design of the project and 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