



Legislation Details (With Text)

**File #:** 15-15619      **Version:** 1      **Name:**

**Type:** Consent Item      **Status:** Approved

**File created:** 4/15/2021      **In control:** City Council Business Meeting

**On agenda:** 8/9/2021      **Final action:** 8/9/2021

**Title:** Charlotte Water Property Transactions - Dairy Branch Tributary Sewer Improvements, Parcels #35-52 combined

**Attachments:**

Date	Ver.	Action By	Action	Result
8/9/2021	1	City Council Business Meeting	Approve	Pass

**Charlotte Water Property Transactions - Dairy Branch Tributary Sewer Improvements, Parcels #35-52 combined**

**Action:** Approve the following Condemnation: Dairy Branch Tributary Sewer Improvements, Parcels #35-52 combined

**Project:** Dairy Branch Tributary Sewer Improvements, Parcels #35-52 combined

**Owner(s):** Marsh Realty Company

**Property Addresses:** 223, 225, 231, 237, 243, 249, 253, 301, 307, 315, 319, 325, 403, 411, 419, 427, 435, 441 Poindexter Drive

**Total Parcel Area:** 371,937 sq. ft. (8.55 ac.)

**Property to be acquired by Easements:** 52,197 sq. ft. (1.20 ac.) in Sanitary Sewer Easement and 46,556 sq. ft. (1.07 ac.) Permanent Utility Easement and 444 sq. ft. (0.01 ac.) Sanitary Sewer Easement and Permanent Utility Easement Overlap, and 6,986 sq. ft. (0.16 ac.) in Temporary Construction Easement

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

**Landscaping to be impacted:** None

**Zoned:** UR-2 (CD)

**Use:** Multi family

**Tax Code/s:** 147-081-37, 38, 39, 40, 41, 42, 43; 147-031-03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13

<https://polaris3g.mecklenburgcountync.gov/#mat=359831&pid=14708137&gisid=14708137>  
<https://polaris3g.mecklenburgcountync.gov/#mat=359823&pid=14703103&gisid=14703103>

**Appraised Value:** \$1,749,050

**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:** 1