



Legislation Details (With Text)

File #:	15-21579	Version:	1	Name:	
Type:	Consent - Property Transaction		Status:	Agenda Ready	
File created:	11/12/2023	In control:	City Council Business Meeting		
On agenda:	12/11/2023	Final action:			
Title:	Property Transactions - Sanitary Sewer to Serve Margaret Wallace Road, Parcel # 4				
Attachments:	1. Map - Sanitary Sewer to Serve Margaret Wallace Road, Parcel # 4				

Date	Ver.	Action By	Action	Result
12/11/2023	1	City Council Business Meeting		

Property Transactions - Sanitary Sewer to Serve Margaret Wallace Road, Parcel # 4

Action: Approve the following **Condemnation: Sanitary Sewer to Serve Margaret Wallace Road, Parcel # 4**

Project: 8" Sanitary Sewer to Serve 3811-3831 Margaret Wallace Road, Parcel # 4

Program: 8" Sanitary Sewer to Serve 3811-3831 Margaret Wallace Road

Owner(s): Michael Edward Frodge and Mary Ruth Frodge

Property Address: 3900 Margaret Wallace Road, Matthews

Total Parcel Area: 22,965 sq. ft. (0.527 ac.)

Property to be acquired by Easements: 1,467 sq. ft. (0.034 ac.) Sanitary Sewer Easement and 998 sq. ft. (0.023 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees

Zoned: R-15

Use: Single-family Residential

Parcel Identification Number: 193-141-09
<https://polaris3g.mecklenburgcountync.gov/#mat=117603&pid=19314109&qisid=19314109>

Appraised Value: \$8,775

Property Owner's Concerns: The property owner is concerned about the easement language and the amount of compensation offered.

City's Response to Property Owner's Concerns: The city amended the easement language to mitigate the property owner's concerns. The city informed the property owner

they could obtain their own appraisal or provide supporting documentation to justify a counteroffer. The city continues to negotiate with the property owner.

Recommendation: 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 5

Attachment(s): Map