

## 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&qsid=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