



Legislation Details (With Text)

<b>File #:</b>	15-21533	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Consent - Property Transaction		<b>Status:</b>	Agenda Ready	
<b>File created:</b>	11/3/2023	<b>In control:</b>	City Council Business Meeting		
<b>On agenda:</b>	1/8/2024	<b>Final action:</b>			
<b>Title:</b>	Charlotte Water Property Transactions - Clarke Creek Basin Pump Station and Force Main Project, Parcel # 57				
<b>Attachments:</b>	1. Map-Charlotte Water Property Transactions - Clarke Creek Basin Pump Station and Force Main Project, Parcel # 57				

Date	Ver.	Action By	Action	Result
1/8/2024	1	City Council Business Meeting		

**Charlotte Water Property Transactions - Clarke Creek Basin Pump Station and Force Main Project, Parcel # 57**

**Action:** Approve the following **Condemnation: Clarke Creek Basin Pump Station and Force Main Project, Parcel # 57**

**Project:** Clarke Creek Basin Pump Station and Force Main Project, Parcel # 57

**Owner(s):** Seventy Three, LLC

**Property Address:** Huntersville-Concord Road, Huntersville

**Total Parcel Area:** 382,370 sq. ft. (8.78 ac.)

**Property to be acquired by Easements:** 12,090 sq. ft. (0.28 ac.) in Permanent Water Line Easement and 22,174 sq. ft. (0.51 ac.) in Proposed Water Line Easement (Inside Road Maintenance Limits) and 14,260 sq. ft. (0.33 ac.) in Proposed Water Line Easement (Within Road Pavement)

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

**Landscaping to be impacted:** Trees/Screening

**Zoned:** R

**Use:** Single Family Residential-Acreage

**Parcel Identification Number(s):** 011-122-12  
<https://polaris3g.mecklenburgcountync.gov/#pid=01112212&gisid=01112212>

**Appraised Value:** \$17,075

**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 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:** Adjacent to Council District 4

**Attachment(s):** Map