



Legislation Text

File #: 15-21533, Version: 1

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