

Legislation Text

File #: 15-20048, Version: 1

Charlotte Water Property Transactions - Clarke Creek Basin PS and FM Project, Parcels #32 and 35

Action: Approve the following Condemnation: Clarke Creek Basin PS and FM Project, Parcels #32 and 35

Project: Clarke Creek Basin PS and FM, Parcels #32 and 35

Owner(s): Robert Gene Baucom and Gail B. Long

Property Address: 11731 and 11735 Trails End Lane, Huntersville

Total Parcel Area: 1,723,982 sq. ft. (39.58 ac.)

Property to be acquired by Easements: 45,739 sq. ft. (1.05 ac.) in Permanent Sewer Easement and 29,072 sq. ft. (0.67 ac.) in Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: TR

Use: Single Family Residential-Acreage

Parcel Identification Number(s): 019-341-03 and 019-341-04

<https://polaris3g.mecklenburgcountync.gov/#mat=20852&pid=01934103&gisid=01934103>

<https://polaris3g.mecklenburgcountync.gov/#mat=20885&pid=01934104&gisid=01934104>

Appraised Value: \$40,250

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: Town of Huntersville, adjacent to Council District 4