



Legislation Text

File #: 15-21579, Version: 1

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 Frogge and Mary Ruth Frogge

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&gisid=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