

## Legislation Details (With Text)

<b>File #:</b>	15-16876	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Consent Item	<b>Status:</b>		Approved	
<b>File created:</b>	11/12/2021	<b>In control:</b>		City Council Business Meeting	
<b>On agenda:</b>	12/13/2021	<b>Final action:</b>		12/13/2021	
<b>Title:</b>	Charlotte Water Property Transactions - Little Hope Creek Sanitary Sewer Improvements, Parcel #38				
<b>Attachments:</b>					

Date	Ver.	Action By	Action	Result
12/13/2021	1	City Council Business Meeting	Approve	Pass

## Charlotte Water Property Transactions - Little Hope Creek Sanitary Sewer Improvements, Parcel #38

**Action:** Approve the following **Condemnation: Little Hope Creek Sanitary Sewer Improvements, Parcel #38**

**Project:** Little Hope Creek Sanitary Sewer Improvements, Parcel #38

**Owner(s):** Ramzi Kheireddine

**Property Address:** 4327 Waterbury Drive

**Total Parcel Area:** 16,066 sq. ft. (0.37 ac.)

**Property to be acquired by Easements:** 1,998.00 sq. ft. (0.05 ac.) in Permanent Easement, plus 799.00 sq. ft. (0.02 ac.) in Temporary Construction Easement

**Structures/Improvements to be impacted:** Detached garage

**Landscaping to be impacted:** Large and small trees, garden bed

**Zoned:** R-4

**Use:** Single-Family Residential

**Tax Code:** 149-203-13

<https://polaris3g.mecklenburgcountync.gov/#mat=128981&pid=14920313&gclid=14920313>

**Appraised Value:** \$44,625

**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 explained the rationale of the design and how it meets the objectives for the project and 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:** 1