

## Legislation Details (With Text)

**File #:** 15-17330 **Version:** 1 **Name:**

**Type:** Consent Item **Status:** Approved

**File created:** 2/2/2022 **In control:** City Council Business Meeting

**On agenda:** 2/28/2022 **Final action:** 2/28/2022

**Title:** Charlotte Water Property Transactions - Charlotte Airport Area Waterline Progressive Design-Build Project (Old Dowd Road 24" WM Connect), Parcel #13

### Attachments:

Date	Ver.	Action By	Action	Result
2/28/2022	1	City Council Business Meeting	Approve	

## Charlotte Water Property Transactions - Charlotte Airport Area Waterline Progressive Design-Build Project (Old Dowd Road 24" WM Connect), Parcel #13

**Action:** Approve the following **Condemnation: Charlotte Airport Area Waterline Progressive Design-Build Project (Old Dowd Road 24" WM Connect), Parcel #13**

**Project:** Charlotte Airport Area Waterline Progressive Design-Build Project (Old Dowd Road 24" WM Connect), Parcel #13

**Owner(s):** JJP Little Rock, LLC

**Property Address:** 2540 Little Rock Road

**Total Parcel Area:** 72,745 sq. ft. (1.67 ac.)

**Property to be acquired by Easements:** 7,647 sq. ft. (0.18 ac.) in Waterline Easement, plus 5,308 sq. ft. (0.12 ac.) in Temporary Construction Easement

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

**Landscaping to be impacted:** Medium evergreen trees, medium flowering trees, and ground cover shrubs

**Zoned:** B-1(CD)

**Use:** Commercial

**Tax Code:** 055-351-34

<https://polaris3g.mecklenburgcountync.gov/#mat=87091&pid=05535134&gsid=05535134>

**Appraised Value:** \$161,300

**Property Owner's Concerns:** 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:** 3