

## Legislation Details (With Text)

<b>File #:</b>	15-19146	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Consent Item	<b>Status:</b>		Approved	
<b>File created:</b>	11/7/2022	<b>In control:</b>		City Council Business Meeting	
<b>On agenda:</b>	11/28/2022	<b>Final action:</b>		11/28/2022	
<b>Title:</b>	Charlotte Water Property Transactions - N. Tryon Pressure Zone Boundary Change and 960 Zone N-S Transmission Main (Hidden Valley), Parcel #221				

### Attachments:

Date	Ver.	Action By	Action	Result
11/28/2022	1	City Council Business Meeting	Approve	

## Charlotte Water Property Transactions - N. Tryon Pressure Zone Boundary Change and 960 Zone N-S Transmission Main (Hidden Valley), Parcel #221

**Action:** Approve the following Condemnation: N. Tryon Pressure Zone Boundary Change and 960 Zone N-S Transmission Main (Hidden Valley), Parcel #221

**Project:** N. Tryon Pressure Zone Boundary Change and 960 Zone N-S Transmission Main (Hidden Valley), Parcel #221

**Owner(s):** Kinza, Inc.

**Property Address:** 1408 W. Sugar Creek Road

**Total Parcel Area:** 131,279 sq. ft. (3.01 ac.)

**Property to be acquired by Easements:** 8,000 sq. ft. (0.18 ac.) in Fee Simple, 2,199 sq. ft. (0.05 ac.) in Permanent Utility Easement

**Structures/Improvements to be impacted:** Parking

**Landscaping to be impacted:** None

**Zoned:** B-2

**Use:** Hotel/motel <7 Floors

**Parcel Identification Number(s):** 047-011-10  
<https://polaris3g.mecklenburgcountync.gov/#mat=39984&pid=04701110&gisid=04701110>

**Appraised Value:** \$127,725.00

**Property Owner's Concerns:** The property owner is concerned about the potential impacts to the property.

**City's Response to Property Owner's Concerns:** The City was able to redesign to accommodate some of the property owner's design requests.

**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:** 4