



Legislation Details (With Text)

**File #:** 15-19719    **Version:** 1    **Name:**  
**Type:** Consent Item    **Status:** Approved  
**File created:** 2/3/2023    **In control:** City Council Business Meeting  
**On agenda:** 2/27/2023    **Final action:** 2/27/2023  
**Title:** Charlotte Water Property Transactions - Clarke Creek Basin PS and FM Project, Parcel #21

**Attachments:**

Date	Ver.	Action By	Action	Result
2/27/2023	1	City Council Business Meeting	Approve	

**Charlotte Water Property Transactions - Clarke Creek Basin PS and FM Project, Parcel #21**

**Action:** Approve the following **Condemnation: Clarke Creek Basin PS and FM Project, Parcel #21**

**Project:** Clarke Creek Basin PS and FM, Parcel #21

**Owner(s):** MMB Development Eleven, L.P.

**Property Address:** 17344 Monocacy Boulevard, Huntersville

**Total Parcel Area:** 18,137 sq. ft. (0.42 ac.)

**Property to be acquired by Easements:** 1,985 sq. ft. (0.05 ac.) in Permanent Sewer Easement

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

**Landscaping to be impacted:** None

**Zoned:** TR

**Use:** Single Family Residential-Acreage

**Parcel Identification Number(s):** 019-224-23

<https://polaris3g.mecklenburgcountync.gov/#mat=529303&pid=01922423&qisid=01922423>

**Appraised Value:** \$7,550.00

**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