



Legislation Text

File #: 15-9076, Version: 1

Property Transactions - Steele Creek Sanitary Sewer Improvements, Parcel #6

Action: Approve the following Condemnation: Steele Creek Sanitary Sewer Improvements, Parcel #6

Project: Steele Creek Sanitary Sewer Improvements, Parcel #6

Owner(s): HMI Lakemont West, LLC

Property Address: 13315 Carowinds Boulevard

Total Parcel Area: 3,204,852 sq. ft. (73.573 ac.)

Property to be acquired by Easements: 3,993.49 sq. ft. (0.092 ac.) in Sanitary Sewer Easement, plus 19,462.21 sq. ft. (.447 ac.) in Permanent Access Easement, plus 5,246.09 sq. ft. (.120 ac.) in Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees

Zoned: I-1

Use: Industrial

Tax Code: 203-152-02

Appraised Value: \$24,600

Property Owner's Concerns: Property owner is concerned with the amount of compensation being offered.

City's Response to Property Owner's Concerns: City staff informed property owner they could obtain their own appraisal in order to justify a counter offer.

Recommendation: To avoid delay in the project schedule, staff recommends proceeding 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