

## Legislation Text

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File #: 15-12201, Version: 1

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### Property Transactions - Water Oak Storm Drainage Improvements, Parcel #26

**Action:** Approve the following Condemnation: Water Oak Storm Drainage Improvements, Parcel #26

**Project:** Water Oak Storm Drainage Improvements, Parcel #26

**Program:** Flood Control

**Owner(s):** Brian Clair and Sharon Clair

**Property Address:** 4742 Emory Lane

**Total Parcel Area:** 20,295 sq. ft. (0.466 ac.)

**Property to be acquired by Easements:** 1,296 sq. ft. (0.03 ac.) in Storm Drainage Easement

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

**Landscaping to be impacted:** Trees and various plantings

**Zoned:** R-3

**Use:** Single Family Residential

**Tax Code:** 163-082-10,  
<http://polaris3g.mecklenburgcountync.gov/#mat=136518&pid=16308210&gisid=16308210>

**Appraised Value:** \$7,875

**Property Owner's Concerns:** Property owner is concerned with the compensation amount and project impacts.

**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 counter offer and explained the rationale of the design and how it meets the objectives for the project.

**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:** 5