

Legislation Text

File #: 15-12545, Version: 1

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 to the property.

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 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 city 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: 5