

## Legislation Text

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File #: 15-12974, Version: 1

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### Charlotte Water Property Transactions - Dairy Branch Tributary Sewer Improvements, Parcel #6

**Action:** Approve the following Condemnation: Dairy Branch Tributary Sewer Improvements, Parcel #6

**Project:** Dairy Branch Tributary Sewer Improvements, Parcel #6

**Owner(s):** Lee B Johnson and Stefanie S Johnson

**Property Address:** 1590 Clayton Drive

**Total Parcel Area:** 20,397 sq. ft. (0.468 ac.)

**Property to be acquired by Easements:** 2,123.1 sq. ft. (0.048 ac.) Sanitary Sewer Easement and 1,990.6 sq. ft. (0.045 ac.) Temporary Construction Easement

**Structures/Improvements to be impacted:** n/a

**Landscaping to be impacted:** n/a

**Zoned:** R-5

**Use:** Single-family Residential

**Tax Code:** 151-033-56

<http://polaris3g.mecklenburgcountync.gov/#mat=49252&pid=15103356&gsid=15103356>

**Appraised Value:** \$46,000

**Property Owner's Counteroffer:** \$90,000

**Property Owner's Concerns:** The property owner is concerned about the potential impacts to the property and 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 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:** 1