

Legislation Text

File #: 15-12975, Version: 1

Charlotte Water Property Transactions - Dairy Branch Tributary Sewer Improvements, Parcel #8

Action: Approve the following Condemnation: Dairy Branch Tributary Sewer Improvements, Parcel #8

Project: Dairy Branch Tributary Sewer Improvements, Parcel #8

Owner(s): Robert E Cassell, III and Erin K Cassell

Property Address: 1578 Clayton Drive

Total Parcel Area: 22,370 sq. ft. (0.513 ac.)

Property to be acquired by Easements: 2,117.5 sq. ft. (0.048 ac.) Sanitary Sewer Easement and 2,029.8 sq. ft. (0.046 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: n/a

Landscaping to be impacted: Hedge Trees

Zoned: R-5

Use: Single-family Residential

Tax Code: 151-033-58

<http://polaris3g.mecklenburgcountync.gov/#mat=48945&pid=15103358&gsid=15103358>

Appraised Value: \$42,075

Property Owner's Counteroffer: \$48,898

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 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