

Legislation Text

File #: 15-13127, Version: 1

Charlotte Water Property Transactions - Dairy Branch Tributary Sewer Improvements, Parcel #23

Action:

Approve the following Condemnation: Dairy Branch Tributary Sewer Improvements, Parcel #23

Project: Dairy Branch Tributary Sewer Improvements, Parcel #23

Owner(s): Brian S Pace and Stacy Y Pace

Property Address: 2659 Idlewood Circle

Total Parcel Area: 35,592 sq. ft. (0.82 ac.)

Property to be acquired by Easements: 585 sq. ft. (0.01 ac.) Sanitary Sewer Easement and 439 sq. ft. (0.01 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: N/A

Landscaping to be impacted: One tree

Zoned: R-4

Use: R100

Tax Code: 151-033-16

<http://polaris3g.mecklenburgcountync.gov/#mat=89654&pid=15103316&gisid=15103316>

Appraised Value: \$5,800

Property Owner's Concerns: The property owner is concerned about the design of the project, potential impacts to the property, and the compensation amount offered.

City's Response to Property Owner's Concerns: The city explained the rationale of the design and how it meets the objectives for the project. It was suggested the property owner could obtain their own appraisal in order to justify a counteroffer.

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: 1