



Legislation Text

File #: 15-13285, Version: 1

Property Transactions - Mallard Creek Reuse Line Extension to UNCC, Parcels #4, 5, 7, 13

Action: Approve the following Condemnation: Mallard Creek Reuse Line Extension to UNCC, Parcels #4, 5, 7, 13

Project: Mallard Creek Reuse Line Extension to UNCC, Parcels #4, 5, 7, 13

Owner(s): Martin Marietta Materials Inc

Property Address: East Mallard Creek Church Rd

Total Parcel Area: 9,662,375 sq. ft. (221.818 ac.)

Property to be acquired by Easements: 138,076 sq. ft. (3.170 ac.) in Sanitary Sewer Easement, 180,964 sq. ft. (4.154 ac.) in Access Easement, plus 2,620 sq. ft. (0.060 ac.) in Existing Sewer Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: I-2(CD), R-3, INST, R-MH

Use: Industrial, Single-family Residential, Institutional, Mobile Home Residential

Tax Code: 051-033-06, 051-041-01, 051-021-01, 051-021-06
<http://polaris3g.mecklenburgcountync.gov/#pid=05103306&gisid=05103306>
<http://polaris3g.mecklenburgcountync.gov/#mat=390216&pid=05104101&gisid=05104101>
<http://polaris3g.mecklenburgcountync.gov/#mat=376484&pid=05102101&gisid=05102101>
<http://polaris3g.mecklenburgcountync.gov/#pid=05102106&gisid=05102106>

Appraised Value: \$102,225

Property Owner's Concerns: The property owner is concerned about conveyance agreement language.

City's Response to Property Owner's Concerns: The city is continuing to negotiate the terms of the agreements.

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: 4