

## Legislation Text

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File #: 15-13379, Version: 1

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### **Charlotte Water Property Transactions - Irwin Creek Tributaries to Dewitt Lane and Yeoman Road Sanitary Sewer, Parcel #22**

**Action:** Approve the following Property Condemnation: Irwin Creek Tributaries to Dewitt Lane and Yeoman Road Sanitary Sewer, Parcel #22

**Project:** Irwin Creek Tributaries to Dewitt Lane and Yeoman Road Sanitary Sewer, Parcel #22

**Owner(s):** 575 Clanton Inc.

**Property Address:** 565 Bowman Road

**Total Parcel Area:** 117,176 sq. ft. (2.69 ac.)

**Property to be acquired by Easements:** 9,254 sq. ft. (0.21 ac.) in Sanitary Sewer Easement and 36,712 sq. ft. (0.84 ac.) in Temporary Construction Easement

**Structures/Improvements to be impacted:** N/A

**Landscaping to be impacted:** A portion of the natural wooded area

**Zoned:** B-1 (CD)

**Use:** Business

**Tax Code:** 145-135-23

<http://polaris3g.mecklenburgcountync.gov/#mat=244044&pid=14513523&gisid=14513523>

**Appraised Value:** \$57,300

**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 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:** 3