

## Legislation Text

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File #: 15-13806, Version: 1

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### **Charlotte Water Property Transactions - McMullen Creek South Park Tributary Sewer Improvements, Parcels #2, 3**

**Action:**      **Approve the following Property Condemnation: McMullen Creek South Park Tributary Sewer Improvements, Parcels #2, 3**

**Project:** McMullen Creek South Park Tributary Sewer Improvements, Parcel #2, 3

**Owner(s):** WC&C Incorporated

**Property Address:** 3709 Sharon View Road

**Total Parcel Area:** 703,967 sq. ft. (16.16 ac.) combined

**Property to be acquired by Easements:** 26,261 sq. ft. (0.56 ac.) in Sanitary Sewer Easement and 7,358 sq. ft. (1.86 ac.) in Access Easement

**Structures/Improvements to be impacted:** entry road, brick privacy wall, chain link fence, gravel drive

**Landscaping to be impacted:** natural wild growth woods and vegetation

**Zoned:** R-15MF (CD) and 20 MF

**Use:** Residential Multifamily

**Tax Code:** 183-151-02, 183-151-03

<http://polaris3g.mecklenburgcountync.gov/#pid=18315102&gclid=18315102>

<http://polaris3g.mecklenburgcountync.gov/#mat=437226&pid=18315103&gclid=18315103>

**Appraised Value:** \$168,100

**Property Owner's Concerns:** None

**City's Response to Property Owner's Concerns:** N/A

**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:** 6