

Legislation Text

File #: 15-13813, Version: 1

Charlotte Water Property Transactions - Davidson Water Transmission Main Phase III, Parcels #1, 2

Action: Approve the following Property Condemnation: Davidson Water Transmission
Main Phase III, Parcels #1, 2

Project: Davidson Water Transmission Main Phase III, Parcels #1, 2

Owner(s): Davidson NoSo, LLC

Property Address: 316 & 320 South Main Street, Davidson

Total Parcel Area: 32,104 sq. ft. (0.74 ac.)

Property to be acquired by Easements: 2,237 sq. ft. (0.05 ac.) in Permanent Easement
and 6,710 sq. ft. (0.15 ac.) in Temporary Construction Easement

Structures/Improvements to be impacted: N/A

Landscaping to be impacted: One large tree

Zoned: VC

Use: Village Center

Tax Code: 00325316, 00325317

<http://polaris3g.mecklenburgcountync.gov/#mat=102511&pid=00325317&gisid=00325317>
<http://polaris3g.mecklenburgcountync.gov/#mat=102919&pid=00325316&gisid=00325316>

Appraised Value: \$49,225

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: Town of Davidson (adjacent to Council District 4)