

Legislation Text

File #: 15-15693, Version: 1

Charlotte Water Property Transactions - Little Hope Creek Sanitary Sewer Improvements, Parcel #35

Action: Approve the following Condemnation: Little Hope Creek Sanitary Sewer Improvements, Parcel #35

Project: Little Hope Creek Sanitary Sewer Improvements, Parcel #35

Owner(s): James P. Ngo and Yen N. Ngo

Property Address: 1230 East Woodlawn Road

Total Parcel Area: 18,121 sq. ft. (0.42 ac.)

Property to be acquired by Fee Simple: 18,121 sq. ft. (0.42 ac.)

Structures/Improvements to be impacted: A single family house

Landscaping to be impacted: None

Zoned: R-4

Use: Single-family Residential

Tax Code: 171-042-36

<https://polaris3g.mecklenburgcountync.gov/#mat=27138&pid=17104236&gisid=17104236>

Appraised Value: \$240,000

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: 6