

Legislation Text

File #: 15-15809, Version: 1

Charlotte Water Property Transactions - Little Hope Creek Sanitary Sewer Improvements, Parcel #72

Action: Approve the following Condemnation: Little Hope Creek Sanitary Sewer Improvements, Parcel #72

Project: Little Hope Creek Sanitary Sewer Improvements, Parcel #72

Owner(s): Thomas M McHugh, Jr.

Property Address: 738 Heather Lane

Total Parcel Area: 21,969 sq. ft. (0.50 ac.)

Property to be acquired by Easements: 2,524 sq. ft. (0.06 ac.) Permanent Easement, plus 900 sq. ft. (0.02 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Large tree

Zoned: R-4

Use: Single-family Residential

Tax Code: 149-183-66

<https://polaris3g.mecklenburgcountync.gov/#mat=188362&pid=14918366&gisid=14918366>

Appraised Value: \$24,400

Property Owner's Concerns: The property owner is concerned about the amount 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: 1