

Legislation Text

File #: 15-15619, Version: 1

Charlotte Water Property Transactions - Dairy Branch Tributary Sewer Improvements, Parcels #35-52 combined

Action: Approve the following Condemnation: Dairy Branch Tributary Sewer Improvements, Parcels #35-52 combined

Project: Dairy Branch Tributary Sewer Improvements, Parcels #35-52 combined

Owner(s): Marsh Realty Company

Property Addresses: 223, 225, 231, 237, 243, 249, 253, 301, 307, 315, 319, 325, 403, 411, 419, 427, 435, 441 Poindexter Drive

Total Parcel Area: 371,937 sq. ft. (8.55 ac.)

Property to be acquired by Easements: 52,197 sq. ft. (1.20 ac.) in Sanitary Sewer Easement and 46,556 sq. ft. (1.07 ac.) Permanent Utility Easement and 444 sq. ft. (0.01 ac.) Sanitary Sewer Easement and Permanent Utility Easement Overlap, and 6,986 sq. ft. (0.16 ac.) in Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: UR-2 (CD)

Use: Multi family

Tax Code/s: 147-081-37, 38, 39, 40, 41, 42, 43; 147-031-03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13

<https://polaris3g.mecklenburgcountync.gov/#mat=359831&pid=14708137&gisid=14708137>
<https://polaris3g.mecklenburgcountync.gov/#mat=359823&pid=14703103&gisid=14703103>

Appraised Value: \$1,749,050

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: 1