

Legislation Text

File #: 15-15621, Version: 1

Charlotte Water Property Transactions - Dairy Branch Tributary Sewer Improvements, Parcel #55

Action: Approve the following Condemnation: Dairy Branch Tributary Sewer Improvements, Parcel #55

Project: Dairy Branch Tributary Sewer Improvements, Parcel #55

Owner(s): Marsh Realty Company

Property Address: 215 Poindexter Drive

Total Parcel Area: 80,062 sq. ft. (1.84 ac.)

Property to be acquired by Easements: 2,574 sq. ft. (0.06 ac.) in Sanitary Sewer Easement and 473 sq. ft. (0.01 ac.) in Permanent Utility Easement and 507 sq. ft. (0.01 ac.) Sanitary Sewer Easement and Permanent Utility Easement Overlap and 2,432 sq. ft (0.06 ac.) in Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: TOD-NC/R-5

Use: Commercial

Tax Code: 147-031-02

<https://polaris3g.mecklenburgcountync.gov/#mat=614306&pid=14703102&qsid=14703102>

Appraised Value: \$163,525

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