

Legislation Text

File #: 15-16865, Version: 1

Charlotte Water Property Transactions - Little Hope Creek Sanitary Sewer Improvements, Parcel #19

Action: Approve the following Condemnation: Little Hope Creek Sanitary Sewer Improvements, Parcel #19

Project: Little Hope Creek Sanitary Sewer Improvements, Parcel #19

Owner(s): Justin and Michelle McCartney, Trustees of The M. and J. McCartney Revocable Trust Agreement

Property Address: 5839 Wedgewood Drive

Total Parcel Area: 18,992 sq. ft. (0.44 ac.)

Property to be acquired by Easements: 3,209 sq. ft. (0.07 ac.) in Permanent Easement, plus 902 sq. ft. (0.02 ac.) in Temporary Construction Easement

Structures/Improvements to be impacted: Flagstone staircase

Landscaping to be impacted: Large and medium hardwood trees, medium flowering trees

Zoned: R-4

Use: Single-Family Residential

Tax Code: 171-091-16

<https://polaris3g.mecklenburgcountync.gov/#mat=156571&pid=17109116&qsid=17109116>

Appraised Value: \$41,075

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