

Legislation Text

File #: 15-16876, Version: 1

Charlotte Water Property Transactions - Little Hope Creek Sanitary Sewer Improvements, Parcel #38

Action: Approve the following Condemnation: Little Hope Creek Sanitary Sewer Improvements, Parcel #38

Project: Little Hope Creek Sanitary Sewer Improvements, Parcel #38

Owner(s): Ramzi Kheireddine

Property Address: 4327 Waterbury Drive

Total Parcel Area: 16,066 sq. ft. (0.37 ac.)

Property to be acquired by Easements: 1,998.00 sq. ft. (0.05 ac.) in Permanent Easement, plus 799.00 sq. ft. (0.02 ac.) in Temporary Construction Easement

Structures/Improvements to be impacted: Detached garage

Landscaping to be impacted: Large and small trees, garden bed

Zoned: R-4

Use: Single-Family Residential

Tax Code: 149-203-13

<https://polaris3g.mecklenburgcountync.gov/#mat=128981&pid=14920313&gclid=14920313>

Appraised Value: \$44,625

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 explained the rationale of the design and how it meets the objectives for the project and 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