



Legislation Text

---

File #: 15-16877, Version: 1

---

**Charlotte Water Property Transactions - Little Hope Creek Sanitary Sewer Improvements, Parcel #48**

**Action:** Approve the following Condemnation: Little Hope Creek Sanitary Sewer Improvements, Parcel #48

**Project:** Little Hope Creek Sanitary Sewer Improvements, Parcel #48

**Owner(s):** Stephen John Ingersoll, II and Carling Anderson Ingersoll

**Property Address:** 4215 Waterbury Drive

**Total Parcel Area:** 16,152 sq. ft. (0.37 ac.)

**Property to be acquired by Easements:** 2,000 sq. ft. (0.05 ac.) in Permanent Easement, plus 800 sq. ft. (0.02 ac.) in Temporary Construction Easement

**Structures/Improvements to be impacted:** None

**Landscaping to be impacted:** Large trees

**Zoned:** R-4

**Use:** Single-Family Residential

**Tax Code:** 149-203-03

<https://polaris3g.mecklenburgcountync.gov/#mat=125971&pid=14920303&gclid=14920303>

**Appraised Value:** \$31,475

**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