



Legislation Text

File #: 15-17115, Version: 1

Charlotte Water Property Transactions - North Tryon Pressure Zone Boundary Change and 960 Zone N-S Transmission Main (Hidden Valley), Parcel #203

Action: Approve the following Condemnation: North Tryon Pressure Zone Boundary Change and 960 Zone N-S Transmission Main (Hidden Valley), Parcel #203

Project: North Tryon Pressure Zone Boundary Change and 960 Zone N-S Transmission Main (Hidden Valley), Parcel #203

Owner(s): North Corridor, LLC

Property Address: 5415 Equipment Drive

Total Parcel Area: 106,722 sq. ft. (2.45 ac.)

Property to be acquired by Easements: 13,112 sq. ft. (0.30 ac.) in Permanent Utility Easement, plus 3,300 sq. ft. (0.08 ac.) in Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Numerous shrubs, small trees, medium trees, and large trees

Zoned: B-2

Use: Commercial

Tax Code: 047-011-37

<https://polaris3g.mecklenburgcountync.gov/#mat=149434&pid=04701137&gisid=04701137>

Appraised Value: \$120,075

Property Owner's Concerns: The property owner is concerned about the amount of compensation offered and the potential impacts to the property. The City is unable to reach an agreement with the property owner.

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: 4