



Legislation Text

File #: 15-17116, Version: 1

Charlotte Water Property Transactions - North Tryon Pressure Zone Boundary Change and 960 Zone N-S Transmission Main (Hidden Valley), Parcel #204

Action: Approve the following Condemnation: North Tryon Pressure Zone Boundary Change and 960 Zone N-S Transmission Main (Hidden Valley), Parcel #204

Project: North Tryon Pressure Zone Boundary Change and 960 Zone N-S Transmission Main (Hidden Valley), Parcel #204

Owner(s): Charles Paul Harrison

Property Address: 5425 and 5435 Equipment Drive

Total Parcel Area: 167,270.40 sq. ft. (3.84 ac.)

Property to be acquired by Easements: 6,260 sq. ft. (0.14 ac.) in Permanent Utility Easement, plus 720 sq. ft. (0.02 ac.) in Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: B-2

Use: Commercial

Tax Code: 047-011-19

<https://polaris3g.mecklenburgcountync.gov/#mat=518211&pid=04701119&gisid=04701119>

Appraised Value: \$30,700

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: 4