

Legislation Text

File #: 15-17535, Version: 1

Charlotte Water Property Transactions - Charlotte Airport Area Waterline Progressive Design-Build Project (Old Dowd Road 24" WM Connect), Parcels #9, 10, and 11

Action: Approve the following Condemnation: Charlotte Airport Area Waterline Progressive Design-Build Project (Old Dowd Road 24" WM Connect), Parcels #9, 10, and 11

Project: Charlotte Airport Area Waterline Progressive Design-Build Project (Old Dowd Road 24" WM Connect), Parcels #9, 10, and 11

Owner(s): Paul B. Bradley and Carter H. Bradley

Property Address: 4300, 4308, 4316 Business Center Drive

Total Parcel Area: 166,399 sq. ft. (3.82 ac.)

Property to be acquired by Easements: 16,100 sq. ft. (0.37 ac.) in Waterline Easement, plus 7,166 sq. ft. (0.17 ac.) in Temporary Construction Easement

Structures/Improvements to be impacted: Concrete pad

Landscaping to be impacted: None

Zoned: B-2

Use: Commercial

Tax Code: 055-351-37, 055-351-38, 055-351-39

<https://polaris3g.mecklenburgcountync.gov/#mat=125252&pid=05535137&gclid=05535137>

<https://polaris3g.mecklenburgcountync.gov/#mat=125562&pid=05535138&gclid=05535138>

<https://polaris3g.mecklenburgcountync.gov/#mat=463181&pid=05535139&gclid=05535139>

Appraised Value: \$76,825

Property Owner's Concerns: The property owner is concerned about the design of the project and 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: 3