

Legislation Text

File #: 15-17719, Version: 1

Charlotte Water Property Transactions - Charlotte Airport Area Waterline Progressive Design-Build Project (Old Dowd Road 24" WM Connect), Parcel #14

Action: **Approve the following Condemnation: Charlotte Airport Area Waterline Progressive Design-Build Project (Old Dowd Road 24" WM Connect), Parcel #14**

Project: Charlotte Airport Area Waterline Progressive Design-Build Project (Old Dowd Road 24" WM Connect), Parcel #14

Owner(s): Graham & Faust, LLC

Property Address: 2539 Little Rock Road

Total Parcel Area: 48,787.2 sq. ft. (1.12 ac.)

Property to be acquired by Easements: 6,888 sq. ft. (0.16 ac.) in Waterline Easement

Structures/Improvements to be impacted: Parking during construction

Landscaping to be impacted: Four large evergreen trees

Zoned: B-1(CD) Neighborhood Business

Use: Commercial

Tax Code: 061-302-22

<https://polaris3g.mecklenburgcountync.gov/#mat=87053&pid=06130222&gisid=06130222>

Appraised Value: \$90,050

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: 3