

Legislation Text

File #: 15-18743, Version: 1

Property Transactions - Goose Creek Sanitary Sewer Extension to Cresthill Drive, Parcel # 10

Action: Approve the following Condemnation: Goose Creek Sanitary Sewer Extension to Cresthill Drive, Parcel # 10

Project: Goose Creek Sanitary Sewer extension to Cresthill Drive, Parcel # 10

Program: Goose Creek Sanitary Sewer extension to Cresthill Drive

Owner(s): Nelson Todd McSwain and Bridget B. McSwain

Property Address: 7228 Ashbourne Lane, Mint Hill

Total Parcel Area: 70,626 sq. ft. (1.62 ac.)

Property to be acquired by Easements: 4,228 sq. ft. (0.10 ac.) Sanitary Sewer Easement, 4,322 sq. ft. (0.10 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: R

Use: Single-family Residential

Parcel Identification Number(s): 197-231-12
<https://polaris3g.mecklenburgcountync.gov/#mat=185718&pid=19723112&gclid=19723112>

Appraised Value: \$2,475

Property Owner's Concerns: The property owner is concerned about the potential impacts to the property and compensation offered.

City's Response to Property Owner's Concerns: The city explained the rationale of the design and how it meets the objectives for the project and 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: Adjacent to Council District 5