



Legislation Text

File #: 15-19716, Version: 1

Property Transactions - Six Mile Creek Tributary Wastewater Project, Parcels # 2 & 6

Action: Approve the following Condemnation: Six Mile Creek Tributary Wastewater Project, Parcels # 2 & 6

Project: Six Mile Creek Tributary Wastewater Project, Parcels # 2 & 6

Program: Six Mile Creek Tributary Wastewater Project

Owner(s): Ardrey Crest Homeowners Association, Inc.

Property Address: Wade Ardrey Road & Ardrey Crest Drive

Total Parcel Area: 779,769 sq. ft. (17.901 ac.)

Property to be acquired by Easements: 53,902 sq. ft. (1.237 ac.) Permanent Sanitary Sewer Easement and 31,588 sq. ft. (0.725 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees and various plantings

Zoned: MX-2(INNOV)

Use: Mixed use district

Parcel Identification Number: 229-031-04 & 229-032-80
<https://polaris3g.mecklenburgcountync.gov/#pid=22903104&gclid=22903104>
<<https://polaris3g.mecklenburgcountync.gov/>>
<https://polaris3g.mecklenburgcountync.gov/#pid=22903280&gclid=22903280>

Appraised Value: \$20,775

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

City’s Response to Property Owner’s Concerns: The city was able to redesign to accommodate some of the property owner’s design requests and 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: 7