



Legislation Text

File #: 18-5010, Version: 1

Title:

Easement Conveyance - Evergreen Sparrow Highland Creek, LLC

Summary

ACTION:

1) Authorize the County Manager to convey a temporary construction easement (± 0.062 acres) to Evergreen Sparrow Highland Creek, LLC on Tax Parcel 021-122-01 for required improvements to Eastfield Road for a purchase price of \$1,000; and

2) Recognize \$8,000 in revenue to the General Fund, including the \$1,000 payment for a temporary construction easement, and \$7,000 for additional right of way.

Staff Contact: Katie Daughtry, Asset and Facility Management

Presentation: No

BACKGROUND/JUSTIFICATION:

Evergreen Sparrow Highland Creek, LLC is constructing an age-restricted apartment community on the property at the southeast corner of Eastfield Road and Highland Creek Parkway. As such, NCDOT required that improvements be made to Eastfield Road, which includes the widening of the right of way, median installation along Eastfield Road, providing a protected left onto Highland Creek Parkway, installing a three-way traffic light, providing a right in, right out to the developer's property, and modifying the Highland Creek Parkway median to provide for enhanced pedestrian safety. The current right of way is not large enough to accommodate the required improvements, therefore the developer approached the County to request additional right of way and a temporary construction easement to construct the required improvements.

The additional right of way (± 0.955 acres) that is needed will be dedicated directly to NCDOT, which the County Manager is authorized to do without Board approval. The temporary construction easement, however, is to be granted to the developer, Evergreen Sparrow Highland Creek, LLC, which requires Board approval. The temporary construction easement shall expire one year from the date of the easement or upon completing the improvements, whichever occurs first. The developer is compensating the County for both the right of way that is being dedicated to NCDOT and the temporary construction easement. The County is

being compensated \$7,000 for the right of way and \$1,000 for the temporary construction easement. Conveyance of the right of way and temporary construction easement will not preclude the future development of the County property by Park and Recreation.

PROCUREMENT BACKGROUND:

N/A

POLICY IMPACT:

N/A

FISCAL IMPACT:

\$8,000 increase in revenues to the General Fund