



AGENDA ITEM COVERSHEET

PREPARED BY: Jeremy Hardison, Sr Planner

DEPARTMENT: Planning and
Development

MEETING: Town Council – 14 June 2022

SUBJECT: Hearing on preliminary assessment resolution to improve the 1000 block S. Second Street.

BACKGROUND:

On March 21, 2022, the property owners adjacent to the 1000 block of S. Second street submitted a petition to improve the right-of-way to access their lots for development (Attachment 1). S. 2nd Street is paved to Greenville Ave. The S. Second street right-of-way terminates in the 1000 block to private lots in the Carolina Sands Subdivision. The unimproved right-of-way in this area is 80' wide and 290' in length. There are three lots on each side of the right-of-way owned by two different property owners. The properties to the west have 170' of frontage and the properties to the east have 135' frontage. The 1000 block of S. Second St is currently not accessible. It is covered with thick vegetation with an approximately 10' open stormwater ditch. There is a stormwater pump station that is located to the west of the 80' S. Second Street right-of-way that faces Greenville Ave. Wetlands are also present in the area and would need to be delineated and any disturbance would need to be permitted through the Army Corps of Engineers.

During the public hearing the Town Council can hear from all interested persons who appear with respect to any matter covered by the preliminary assessment resolution (Attachment 2) for the street improvements. The Town Council may adopt a final assessment resolution directing that the project or portions thereof be undertaken. The improvements consist of the following to S. Second St. lying between Greenville Ave and Carolina Sands Neighborhood:

- a. Engineered design for the 270' (length) X 20' (width) of pavement to include turnaround emergency access with fire hydrant
- b. Install water and sewer mains
- c. Install storm water management
- d. Wetland mitigation

The preliminary numbers of the improvements totaled \$571,047 (attachment 3). Historically when the Town has paved streets there has been an assessment of two thirds (66.7%) of the total cost of the improvement, to be assessed upon the property receiving the improvements.

If the assessment resolution is approved staff will start the design of the improvements for the 1000 block of S. Second St. Once the project is complete, staff will present the Town Council with the final project

cost at the preliminary assessment roll hearing. At or after the hearing, the Town Council shall annul, modify, or confirm the assessments, in whole or in part, either by confirming the preliminary assessments against any lot, parcel, or tract described in the preliminary assessment roll or by cancelling, increasing, or reducing the assessments as may be proper in compliance with the basis of assessment. If any property is found to be omitted from the preliminary assessment roll, the board may place it on the roll and make the proper assessment. When the board confirms assessments for the project, the clerk shall enter in the minutes of the board the date, hour, and minute of confirmation. From the time of confirmation, each assessment is a lien on the property assessed of the same nature and to the same extent as the lien for county or town property taxes, under the priorities set out in G.S. 153A-200.

ACTION REQUESTED:

Consider approving the preliminary assessment resolution to improve the 1000 block of S. Second Street.

RECOMMENDED MOTION:

Approval – whereas in accordance with the provisions of the NCGS, the Town Council adopts the preliminary assessment resolution and its terms directing that the project to be undertaken.

Denial – whereas in accordance with the provisions of the NCGS, the Town Council does not approve the preliminary assessment resolution for the project to be undertaken.

Attachments

1. Application
2. Preliminary assessment resolution
3. Estimated construction cost