



COMMUNITY DEVELOPMENT

STAFF REPORT

Council Meeting Date:	November 12, 2024
Agenda Title:	Valvoline Vacation of Utility Easement Ordinance 2024-16
Requested Action:	Approval to vacate existing utility easement
Department / Agency Lead:	Community Development
Staff Lead:	Amber Heflin

EXECUTIVE SUMMARY

Mike Thiess, the applicant, on behalf of the developer and property owner, PM Plus, LLC has officially requested to vacate the existing waterline utility easement, located in deed book 1738, page 1218, on the Valvoline property to establish a new waterline utility easement on the property.

BACKGROUND

The Site Development Plan for the Valvoline facility was approved on August 10, 2023. The building permit (BLDG-23-140) was issued on September 5, 2023. A final inspection was conducted, and a final certificate of occupancy was issued on April 5, 2024. During construction of the facility, the contractor needed to shift the location of the water meter on site. The applicant notified staff once an as-built survey was conducted on the site. The existing waterline easement no longer encompasses the new water meter location.

STAFF RECOMMENDATION

Approval to vacate the existing waterline utility easement and establish a new waterline utility easement.

Service Level/Collaborative Impact

Approval of the easement vacation and establishment of the new waterline easement will allow Public Utilities access to the water meter in cases of emergency and maintenance.

Fiscal Impact

There is no fiscal impact to the Town.

Legal Impact

The approval to vacate the existing waterline utility easement has no direct impact on the Town of Warrenton.

ATTACHMENTS

1. Recorded deed and plat (deed book 1738, page 1218) showing existing easement
2. Proposed easement plat
3. Sheet C1.1- Easement and Setback plan, from the Approved Site Development Plan
4. Ordinance 2024-16- for vacation of utility easement