



COMMUNITY DEVELOPMENT

STAFF REPORT

Council Meeting Date:	August 12, 2025
Agenda Title:	Ville Nova Subdivision- Off-site Temporary Construction Easement
Requested Action:	Approval to establish an off-site temporary construction easement to allow connection to an existing sanitary sewer connection on Town owned property
Department / Agency Lead:	Community Development
Staff Lead:	Amber Heflin

EXECUTIVE SUMMARY

EXO Development, LLC, the applicant and property owner, has officially requested to establish an off-site temporary construction easement located on Town owned property, known as Academy Hill Park, to establish a new sanitary sewer connection to serve the proposed 17 lot by-right subdivision currently under review with Town staff.

BACKGROUND

The Site Development Plan for the proposed 17 lot subdivision was submitted on January 25, 2024. The project has had three subsequent reviews by staff to address various comments. The final plat was submitted on November 13, 2024, and has undergone two reviews since its original submission. The off-site easement plat was submitted on September 6, 2024, and has undergone five reviews since its original submission.

The off-site easement is being requested to allow a connection to an existing sanitary sewer line adjacent to the Academy Hill Park, through a temporary construction easement. The easement would allow a connection to the closest feasible point for sanitary sewer due to existing topography challenges on Academy Hill Road. The temporary construction easement across the park will allow the developer to connect into the existing line adjacent to the subject property and allow the Town the right and ability to continue to maintain the line once construction has been completed. The Town Council held a work session on this item last month, in July, and did not have any questions or concerns at that time.

Service Level/Collaborative Impact

Approval of the temporary construction easement will allow the applicant to connect to an existing sanitary sewer line adjacent to the park and will allow the Town to assume maintenance responsibilities due to the line being located on Town property. The proposed method of connection is the most cost-effective from a building and operational standpoint, as gravitational sewer flow is preferred for Town-owned and maintained lines rather than mechanically pumped sewer. The approval of the temporary construction easement and the construction of the sanitary sewer lines will be a benefit to the Town's future plans for restrooms at Academy Hill Park.

Fiscal Impact

There is no fiscal impact to the Town.

Legal Impact

The approval to establish the temporary construction easement has no direct legal impact to the Town.

ATTACHMENTS

1. Proposed Easement Plat
2. Sheet C-301- Site Development Plan for Ville Nova Subdivision
3. Ordinance 2025-11- Establishment of a Temporary Construction Easement