



## Legislation Text

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**File #:** ID 15-0711, **Version:** 1

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### Resolution Authorizing Acquisition of Property Located at 2782 Horse Pen Creek Road for the Horse Pen Creek Road Widening Project

Department: Engineering & Inspections  
Council District: 4

Public Hearing: N/A  
Advertising Date/By: N/A

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#### PURPOSE:

The Property Management Section of the Engineering & Inspections Department is in the process of acquiring right of way and easements for the Horse Pen Creek Road Widening Project. City Council approval is requested for the acquisition of this property.

#### BACKGROUND:

The Transportation Department has approved widening of Horse Pen Creek Road with construction beginning in 2016. The City Council authorized this roadway improvement project at a public meeting on March 15, 2011.

The widening of Horse Pen Creek Road will accommodate projected future traffic volumes caused by anticipated growth along the corridor and in northwest Greensboro. Congested conditions occur during peak travel periods and the current traffic volume greatly exceeds the capacity of the existing roadway. The proposed project will relieve congestion on Battleground Avenue, improve safety throughout the corridor, and provide enhanced pedestrian and bicycle mobility. The roadway will be widened from two lanes to four lanes with curb and gutter, sidewalks, bicycle lanes, and a raised landscaped median.

The subject property is located at 2782 Horse Pen Creek Road, parcel #0096108. This property is owned by Cynthia and Jacob Jeffers, Jr. The portion of property to be acquired for the project was appraised by Jeffrey McKee of Colvin, Sutton, Winters & Associates and was valued at \$85,900. This appraised value did not include the home's value as the City was proceeding with purchasing only the margin and easements required, along with the garage. The home located on the property would be within 21 feet of the new margin, resulting in zoning nonconformity and the property's home was subject to proximity damages. At the City's request, the appraiser then valued the land acquisitions for the home and garage at \$134,081. After lengthy negotiations and at the owners' request, the owners and the City have reached an agreement to purchase the home, garage and land required for the project for \$155,000, 15% above the appraised value. The City is purchasing the 1,318 Sq. Ft. home, a two car detached garage and necessary acquisitions for the project, but not purchasing the

remaining land, 110,158 Sq. Ft., (2.5 acres); as this land is not required for the project. The garage and home will be demolished.

The property is zoned R-3 (Residential Single Family) and is within the General Watershed Area Overlay. The required acquisitions are in two areas on the lot: a total margin of 9,632 Sq. Ft. (0.22 acres); Permanent Slope Easements with a total of 1,022 Sq. Ft. (0.02 acre); and a Temporary Construction Easement of 6,518 Sq. Ft., (0.15 acres).

**BUDGET IMPACT:**

The improvement will be funded by 2008 Transportation Bond Funds. Funding in the amount of \$155,000 for this acquisition will be budgeted in Account #471-4502-08.6012, Activity #A14074. This funding will be made available through Bond Anticipation Notes to be issued 1st Qtr 2016. A budget adjustment is required to move funding into the project account.

**RECOMMENDATION / ACTION REQUESTED:**

The Property Management Section of the Engineering & Inspections Department recommends approval of this acquisition and the associated budget adjustment.