

Item Title: Conveyance of an Easement Option to Lennar Carolinas, LLC for Proposed Easements on Wake County Properties for the Weathers Landing Housing Development

Specific Action Requested:
That the Board of Commissioners:

- 1. Approves the Conveyance of the Easement Option to Lennar Carolinas, LLC; and**
- 2. Authorizes the Chair to execute the Easement Option Agreement to Lennar Carolinas, LLC (along with any other supporting documentation), subject to the terms and conditions acceptable to the County Attorney.**

Item Summary:

Purpose: The Board of Commissioners must approve all property and easement conveyances by the County. NC General Statute 160A-274 authorizes the Board of Commissioners to convey any interest in real property to other governmental agencies.

Background: Lennar Carolinas, LLC has requested that Wake County convey a permanent sanitary sewer easement and a temporary construction easement to the City of Raleigh, in order to provide sewer connectivity to the Weathers Landing Planned Housing Development. The impacted Wake County parcels are located at 6231, 6301, 6333, and 6320 Robertson Pond Road, Wendell, NC and are the site of the future Buffalo Creek Nature Preserve. The purpose of this Easement Option Agreement is to allow the Town of Wendell to move forward with approving Lennar Carolinas, LLC's site plan while easement design details and conveyance documents are finalized between Wake County and Lennar Carolinas, LLC.

Strategic Plan: This action supports routine County operations.

Fiscal Impact: Under the option agreement, the County anticipates receiving \$47,400 once the easements are conveyed. The actual conveyance of easements will be brought back to the board for approval in a future item and the anticipated compensation would be appropriated at that time.

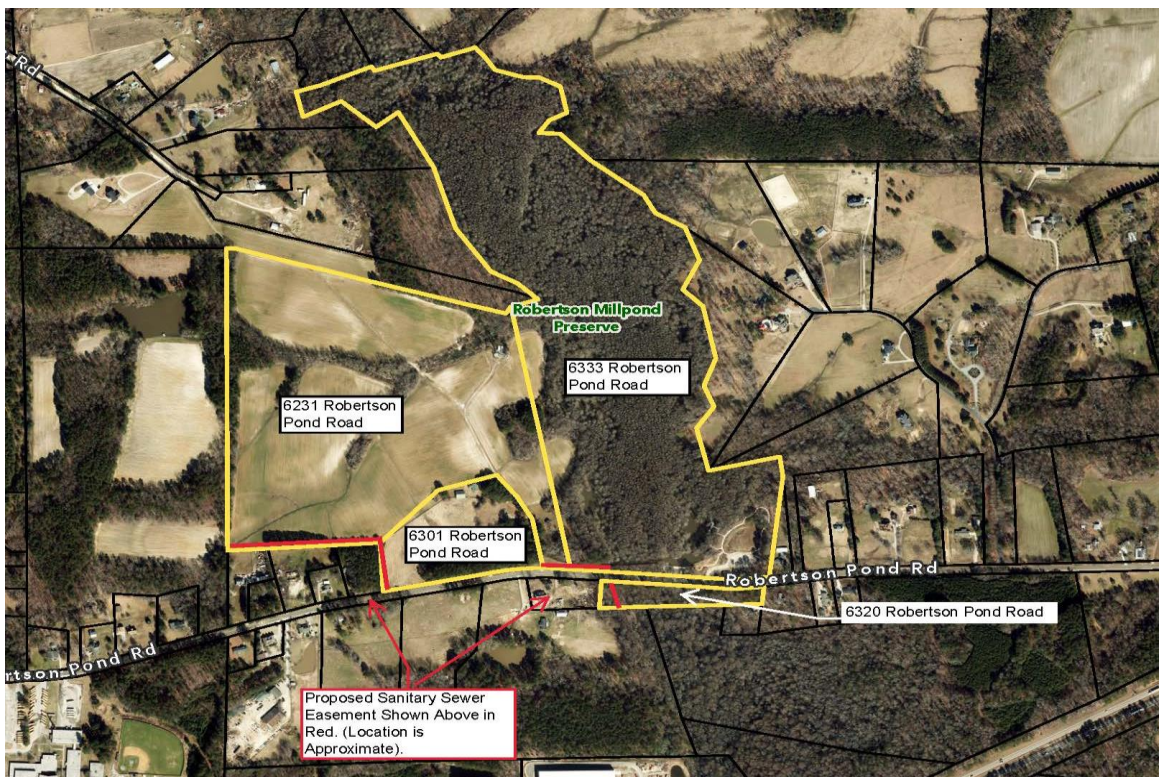
Additional Information:

In May 2024, Lennar Carolinas, LLC, a housing developer, reached out to the County regarding their upcoming project and a potential easement request. As the design of the project on County properties nears completion, the County is continuing to collaborate with Lennar Carolinas, LLC to finalize the easement conveyance documents.

To ensure the project stays on schedule and to allow Lennar Carolinas, LLC to obtain site plan approval from the Town of Wendell prior to the conveyance of the requested County easements, an Easement Option Agreement is required between the County and Lennar Carolinas, LLC. It is important to note that this agreement does not constitute a conveyance of property or property rights.

Below is a map displaying the Wake County properties and the approximate locations of the proposed easements in red as well a chart detailing the proposed easements. The scope of work on County property will include grading, clearing, and boring for the installation of a new sewer line. More detailed plans showing the proposed sewer improvements are also attached (Construction Plans).

Property Address	Sewer Easement Area	Construction Easement Area
6231 Robertson Pond Rd.	26,730 Sq Ft	
6301 Robertson Pond Rd.	9,700 Sq Ft	
6320 Robertson Pond Rd.	1,350 Sq Ft	225 Sq Ft
6333 Robertson Pond Rd.	7,725 Sq Ft	



The proposed project plans have been reviewed by County staff from Facilities Design & Construction, Community Services (Parks) and the General Services Administration. At this time, Staff expects that this conveyance will have no impact to the future use of this property. Staff recommends approval of the Easement Option Agreement subject to the terms and conditions acceptable to the County Attorney.

Attachments:

1. Property Map
2. Easement Request Letter
3. Easement Exhibit
4. Appraisal
5. Construction Plans
6. Easement Option Agreement