

PRELIMINARY ASSESSMENT RESOLUTION

West Oaks Subdivision Road Improvements

WHEREAS, North Carolina General Statute 153A-205 allows Wake County to finance the cost of improvements to subdivision roads located in the county and outside of a municipality in order to bring those roads up to the standards required for acceptance into the NC Department of Transportation maintained highway system; and

WHEREAS, Wake County shall levy and collect that portion of the costs of improvements to subdivision roads financed by the County by making a special assessment against benefitted property, pursuant to Article 9 of Chapter 153A of the North Carolina General Statutes; and

WHEREAS, on the 22nd day of January 2019, the Wake County Board of Commissioners adopted a policy to evaluate and consider making special assessments against benefitted property for all or part of the costs of certain community infrastructure projects, including subdivision roads, for which the County has the authority to make special assessments pursuant to North Carolina General Statute 153A-185; and

WHEREAS, in July 2019, property owners within the West Oaks Subdivision petitioned the Wake County Board of Commissioners to make a special assessment against benefitted property for the costs of improvements to the roads within the subdivision in order to bring those roads up to the standards required for acceptance into the NC Department of Transportation maintained highway system, and to assess 100% of the cost thereof to the owners of benefitted property by making a special assessment; and

WHEREAS, the petition requesting the improvements received from the owners of benefitted property in West Oaks Subdivision meets the minimum requirement, per North Carolina General Statute Section 153A-205, of being signed by at least seventy-five percent (75%) of the owners of the properties to be assessed that represent at least seventy-five percent (75%) of all the lineal feet of frontage of the lands abutting on the street or portion thereof to be improved; and

WHEREAS, the County finds that the project to improve the subdivision roads for acceptance into the NC Department of Transportation maintained highway system is in the public interest in regards to establishing safe public and emergency access within the subdivision as originally intended when the subdivision roads were platted and recorded as public.

NOW, THEREFORE, BE IT RESOLVED by the Wake County Board of Commissioners

1. Wake County hereby intends to undertake the project to be known as the repairing and improvement of the roads within the West Oaks Subdivision to the standards required for acceptance into the NC Department of Transportation maintained highway system through the special assessment process.
2. The specific roads within West Oaks Subdivision that are included in the repair and improvement project include West Oaks Drive, West Brae Court, East Brae Court, and

Wyndchase Court. The project shall include all work required to improve and repair the roadways to the standards required by the NC Department of Transportation for acceptance into their maintained highway system.

3. West Oaks Subdivision consists of 42 lots developed in the 1980's. A total of 38 of the lots fronting the aforementioned roadways are included in the petition. The subdivision roads were designed, platted and recorded by the developer as public roads but the developer failed to turn portions of the roads over to the NC Department of Transportation for maintenance.

4. 76% of the property owners within West Oaks Subdivision have signed and submitted a petition requesting the improvements representing 80% of the lineal frontage of the lands abutting all the roads. This exceeds the minimum requirement of 75% as required by NC General Statute 153A-205.

5. The special assessment would be based on the number of lots served at an equal rate per lot as provided for in Article 9 of Chapter 153A of the North Carolina General Statutes.

6. That 100% of the total cost of the improvements described herein shall be assessed against the lots and parcels abutting the improvements at an equal rate per lot.

7. No special assessments shall be held in abeyance.

8. Special assessments shall be paid within 30 days of public notice of the assessment roll to avoid interest charges. Otherwise the special assessment may be paid in annual installments for a period up to 5 years at an interest rate of 3.5%.

THEREFORE, IT IS HEREBY ORDERED that a public hearing, on all matters covered by this Preliminary Resolution, be held on October 7, 2019, at 5:00 p.m. in the Wake County Justice Center, room 2700, located at 300 S. Salisbury St., Raleigh, NC, 27601.

Adopted this 16th day of September, 2019.

ATTEST:

BOARD OF COMMISSIONERS FOR
THE COUNTY OF WAKE

Denise Hogan, Clerk to the Board

By _____
Jessica Holmes, Chair

APPROVED AS TO FORM:

Scott Warren, County Attorney