

# Public Hearing

Board of Supervisors

August 26, 2015

Consideration of a resolution authorizing the acquisition by condemnation, if necessary, of certain specified temporary and permanent property interests on GPIN 7796-85-3983 for the purpose of constructing a roadway and other related improvements (Chickahominy Magisterial District)

# Project Description

Project Name: Atlee Road Extended (Rte. 638)

Project Location: Between Warren Avenue on Atlee Station Road across railroad to connect with Atlee Road in Rutland Subdivision and intersects with Cool Spring Road.

Project Scope: Extend Atlee Road ( Rte. 638) approximately 0.4 miles from its current terminus in Rutland to connect with Atlee Station Road. A bridge is proposed over the CSX rail line allowing the existing at-grade crossing on Cool Spring Road to be closed.

Properties Affected: 30 parcels, 24 property owners - - County has settled or has agreement with all but 3 owners

# Proposed Improvements



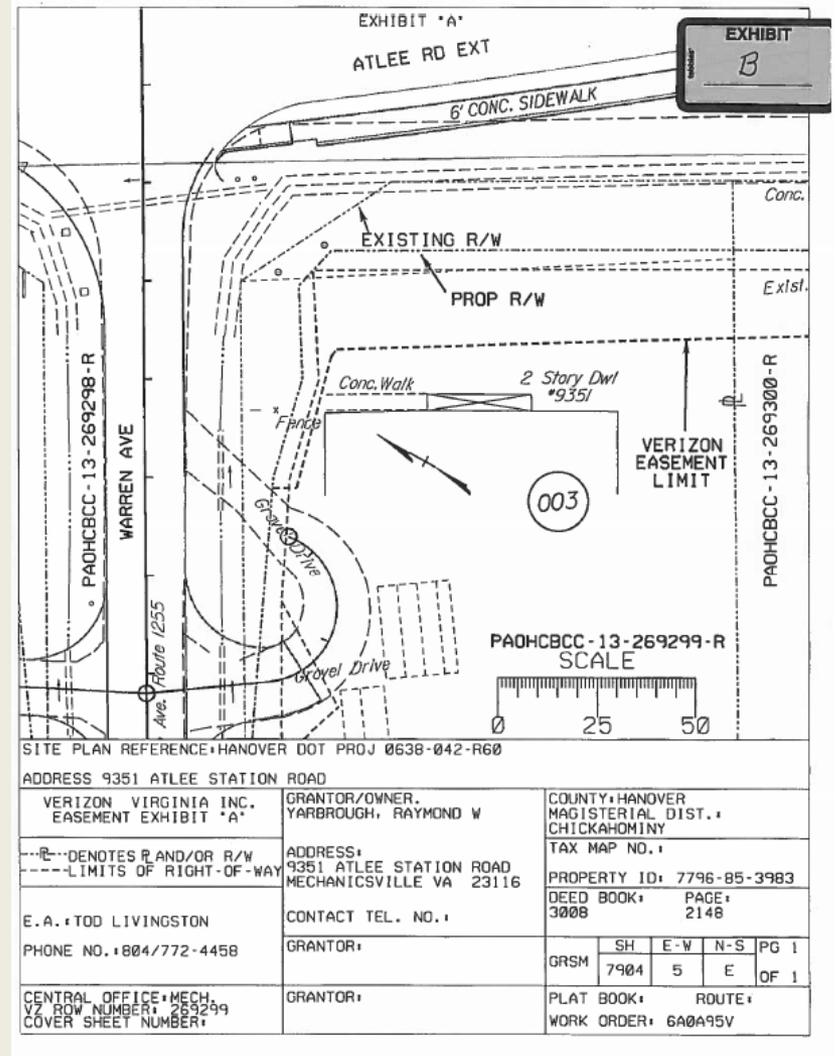
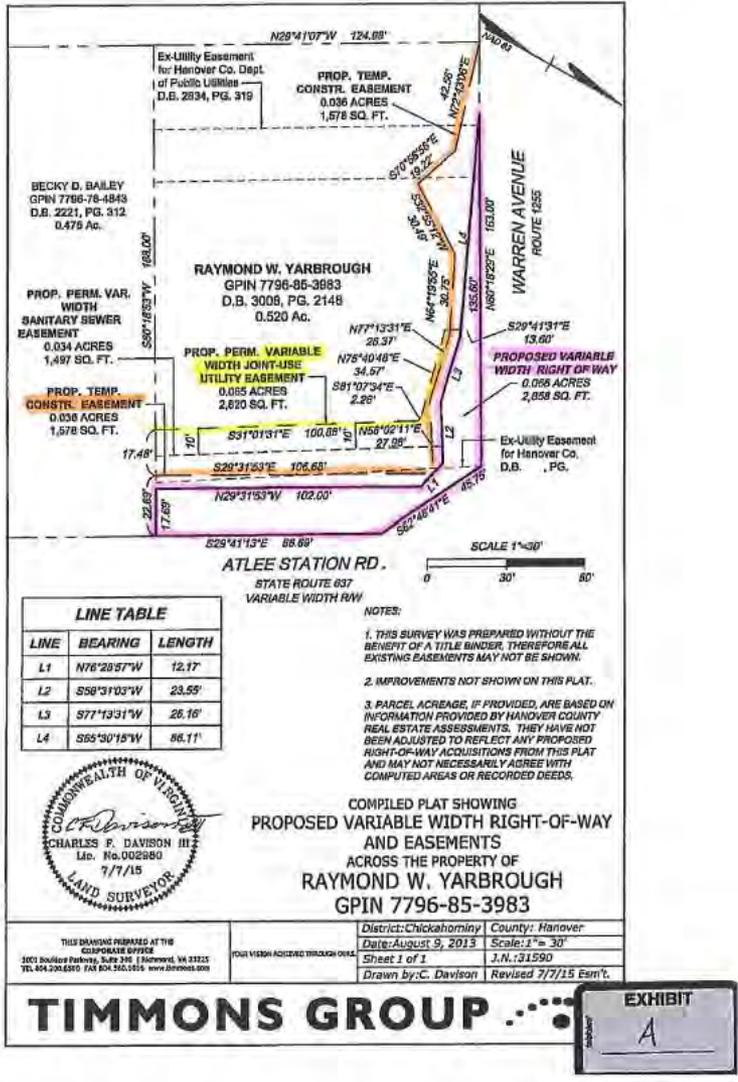
# Public Use

- Atlee Road Extended is a public road which is part of the VDOT Secondary System of Highways
- Atlee Road Extended is shown as a 4-lane Major Collector Road on Hanover County's Major Thoroughfare Plan
- Hanover County proposed the project to improve traffic flow and implement the Major Thoroughfare Plan
- The project provides additional capacity to address current and projected traffic demands
- The project is a component of VDOT's Six-Year Improvement Program and Hanover's Capital Improvement program
- Hanover County is administering the development of the project in accordance with a local project administration agreement with VDOT

# Public Necessity

- Road improvements are necessary to permit the efficient operation of the secondary road system and minimize air quality effects of traffic congestion.
- Traffic is projected to grow in the corridor and the additional capacity is necessary to reduce congestion during peak demand periods that is projected to worsen over time.
- The County must obtain the temporary and permanent property interests for construction and maintenance of the road and associated utilities.
- The County must enter upon the property to begin construction and other improvements in order to adhere to the project schedule.

# Proposed R/W and Temporary and Permanent Easements



# Negotiations

Hanover County has made a bona fide but ineffectual effort to purchase property.

12/1/14 – Initial County offer of **\$46,200** presented to owner

12/1/14 – 1/26/15 – Various communications between right of way agent and county staff to answer questions relating to the acquisition

1/26/15 – Director of Public Works, Traffic Engineer and r/w agent met with owner to discuss details of the construction project, impact on property and County's offer.

2/5/15 – Owner rejected offer and countered requesting that the County purchase the entire property.

4/14/15 – County sent final offer letter to owner and received no response.

# Requested Action

Motion to adopt the proposed resolution to authorize the acquisition by condemnation, if necessary, of certain specified temporary and permanent property interests on portions of GPIN 7796-85-3983 for the purpose of constructing a roadway and other related improvements