



# TOWN OF CHAPEL HILL

Town Hall  
405 Martin Luther King Jr.  
Boulevard  
Chapel Hill, NC 27514

## Legislation Text

File #: [23-0554], Version: 1

### **Authorize the Town Manager to Execute Agreements with the North Carolina Department of Transportation to Transfer Town-owned Property or Provide Easements on Town Property to Support the Widening Project of I-40 near NC-86 (NCDOT # I-3306A)**

#### **Staff:**

Lance Norris, Director  
Chris Roberts, Manager of Engineering and Infrastructure

#### **Department:**

Public Works

**Overview:** The North Carolina Department of Transportation (NCDOT) is in the process of widening I-40 from its intersection with I-85 to the Durham/Orange County line, including improvements to NC-86. The NCDOT project number is I-3306A. NCDOT's project requires the purchase of small areas of Town-owned land on the Town's Transit property as well as permanent and temporary drainage easements.



#### **Recommendations:**

That the Council authorize the Town Manager execute agreements with NCDOT to support the I-40 widening project.

#### **Key Issues**

- NCDOT has made the following offers to purchase land from the Town to support the I-40 widening project:
  - Purchase 0.008 acres of Town-owned property (Transit) to convert to NCDOT right-of-way. The Federal Transit Administration has approved this sale as this is transit-related use land. The offer to purchase by NCDOT is \$1,050. NCDOT offer number 031.
  - Obtain a permanent drainage easement of Town-owned unused land in between I-40 and Perry Creek Drive. The area is 0.094 acres. The offer to purchase by NCDOT is \$3,125. NCDOT offer number 045.
  - Purchase 0.031 acres of Town-owned property (Public Works) to convert to NCDOT right-of-way. The offer to purchase by NCDOT is \$3,975. NCDOT offer number 029.
  - Obtain a permanent drainage easement of Town-owned property (Public Works). The area is 0.065 acres. The offer to purchase by NCDOT is \$2,575. NCDOT offer number 029.
  - Obtain a temporary drainage easement of Town-owned property (Public Works). The area is 0.196 acres. The offer to purchase by NCDOT is \$2,150. NCDOT offer number 029.
- NCDOT performed appraisals of all of these locations which were included with the offer letters.
- The Town hired David A. Smith, MAI, SRA to perform second appraisals of these properties and confirmed that amount of compensation for these offers appears to be reasonable.

**Fiscal Impact/Resources:** The Town would receive the offered amount of \$12,875 in exchange for the land right transfers.



**Attachments:**

- Resolution
- NCDOT offer letters for 031, 045, 029
- Maps of 031, 045, 029
- Appraisal Summary Letters from David A. Smith for 031, 045, 029

**A RESOLUTION AUTHORIZING THE TOWN MANAGER TO EXECUTE AGREEMENTS WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION TO TRANSFER TOWN-OWNED PROPERTY OR PROVIDE EASEMENTS ON TOWN PROPERTY TO SUPPORT THE WIDENING PROJECT OF I-40 NEAR NC-86 (NCDOT # I-3306A) (2023-06-21/R-7)**

WHEREAS, the North Carolina Department of Transportation (NCDOT) has made a request to purchase Town-owned land or agree to permanent and temporary drainage easements on Town-owned property to support NCDOT's project to widen I-40 from its intersection with I-85 to the Durham/Orange County line, including improvements to NC-86 (NCDOT project number is I-3306A); and

WHEREAS, NCDOT has performed appraisals on the subject Town-owned property and sent offers to the Town; and

WHEREAS, the Town had an independent appraisal performed for the subject properties which concluded the amount of NCDOT's offers appears to be reasonable; and

WHEREAS, the offers total \$12,875.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council authorizes the Town Manager to execute agreements with the North Carolina Department of Transportation to Transfer Town-owned Property or Provide Easements on Town Property to Support the widening project of I-40 near NC-86 (NCDOT # I-3306A).

This the 21st day of June, 2023.

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**The Agenda will reflect the text below and/or the motion text will be used during the meeting.**

By adopting the resolution, the Council authorizes the Town Manager to execute agreements with the North Carolina Department of Transportation to Transfer Town-owned Property or Provide Easements on Town Property to Support the widening project of I-40 near NC-86 (NCDOT # I-3306A).