



HAYWOOD COUNTY BOARD OF COMMISSIONERS

AGENDA REQUEST

**Must be presented to the County Manager's Office
NO LATER THAN 5 P.M. FRIDAY THE WEEK BEFORE THE MEETING**

DATE OF REQUEST: August 26, 2016

FROM: DBF

MEETING DATE REQUESTED: September ¹⁹ 6, 2016
Regular meetings: First (1st) Monday of the month at 9:00 am
Third (3rd) Monday of the month at 5:30 pm

SUBJECT: Hwy 209 Convenience Center

REQUEST: Permission for the County Manager and staff to negotiate with the Haywood County School System for the purchase for 1.9 acres of vacant land located at the former Crabtree Elementary School site. The land will be used for the Hwy 209 Convenience Center site.

BACKGROUND: The County has been searching for a new convenience center site for Hwy 209 since 2009. The County has reviewed several dozen properties and after several negotiation attempts have failed we feel this is the best possible site to move the Convenience Center to along Crabtree Road. This site will be safer, larger and provide over a 50 year life.

IMPLEMENTATION PLAN: NA

FINANCIAL IMPACT STATEMENT: Funds to purchase and complete upgrade will need to be moved from the solid waste reserve fund.

PowerPoint Presentation: YES: One slide showing layout of the property.

PERSON MAKING PRESENTATION AT MEETING: DBF
TITLE: SWAT
PHONE NUMBER: 356-2602
E-MAIL: dbfrancis@haywoodnc.net

THIS SECTION FOR OFFICE USE ONLY

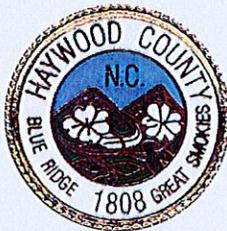
Received (Date/Time): _____

County Manager / Clerk to the Board Comments: _____

In an effort to save paper, attachments should be copied on both front and back sides.

BOARD OF COMMISSIONERS

MARK S. SWANGER, CHAIRMAN
J. W. "KIRK" KIRKPATRICK, III, VICE CHAIRMAN
L. KEVIN ENSLEY
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COUNTY MANAGER
IRA DOVE

COUNTY ATTORNEY
LEON M. KILLIAN, III

September 19, 2016

Haywood County Board of Education
1230 North Main Street
Waynesville, NC 28786

RE: Crabtree School Property

Dear Chairman Francis, Board Members, and Superintendent Dr. Garrett:

This is in response to your letter of August 2, 2016, giving the County permission to review the possibilities of a convenience center at the old Crabtree School.

Haywood County is appreciative of your willingness to move forward on this matter. The County has studied dozens of sites along Hwy 209 for the past ten years. The proposed site is the last viable site that addresses all the needs for convenience, and most importantly, safety of our citizens. Without relocation, the continued viability of the current site is uncertain.

So far, the County has conducted several site assessments which showed the following: a covered stream runs across the property, the septic system and tail lines are situated on the proposed site, and borings show there are several water table issues. Also, the Department of Transportation will require expansion of the lower driveway for appropriate ingress and egress adding a total driveway entrance of about 63 feet.

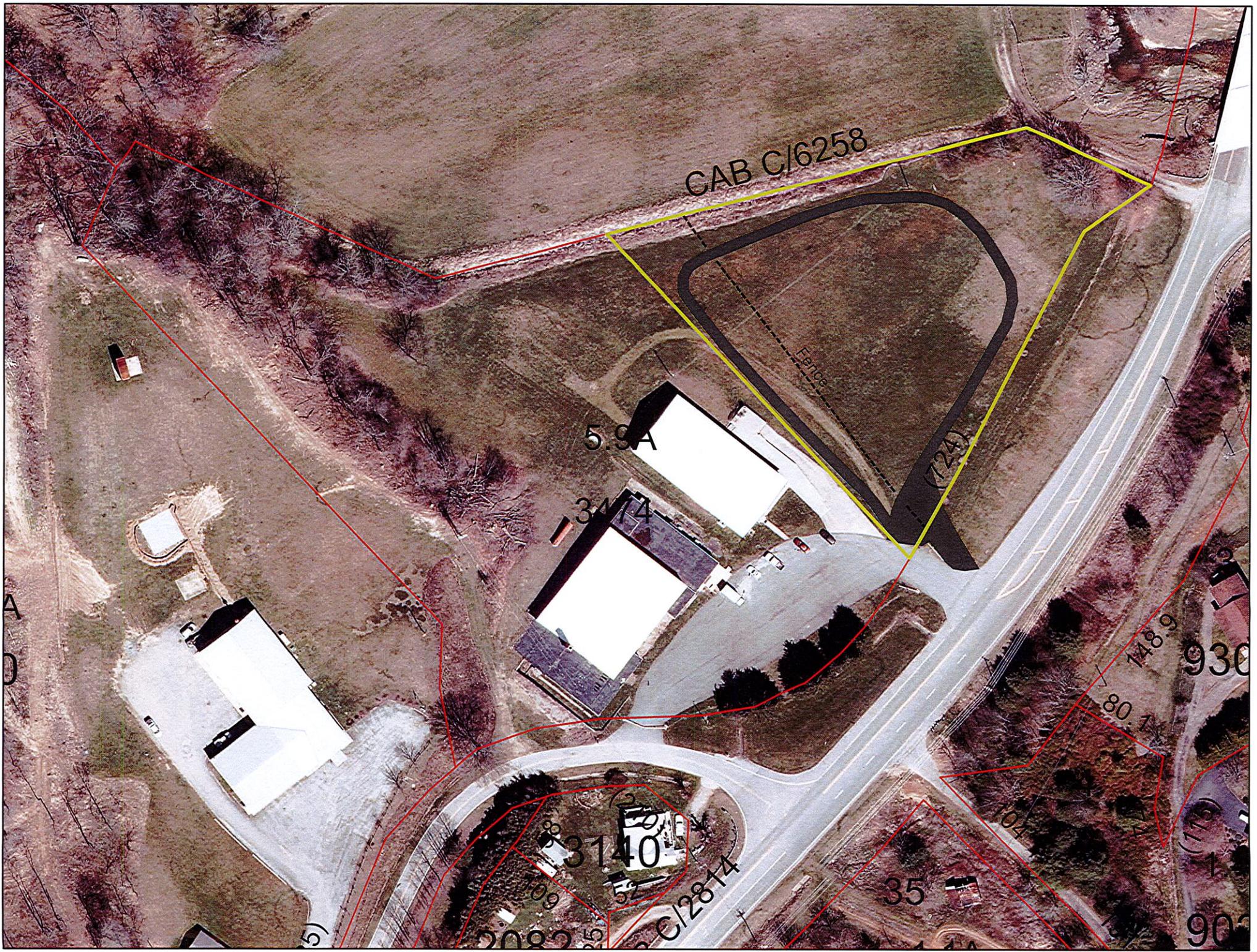
Based on preliminary review, the County is interested in approximately 2.0 acres of vacant land to the right of the metal building. Attached is a map of the proposed area as a general reference of the property. The County is willing to pay a fair market price for the acreage, and would bear the costs and all expenses associated with the project to include replacing the piping for the stream and any expense to repair or replace the septic system if needed. Additionally, the site will be completely fenced with privacy slats as to the Town of Waynesville requirements, a vegetative buffer on the side nearest to the school, and per NCDOT approval, along the Hwy 209 side of the property.

The property will be maintained for cleanliness and appearance so we can be a good neighbor to you and the community.

I would propose County staff meet with your representatives to begin discussion on the terms and any other items for the purchase of the property. Please let Ira know at your earliest convenience a date that would be best for you.

Sincerely,

Mark Swanger, Chairman
Haywood County Board of Commissioners



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