



Legislation Details (With Text)

File #: 17-0379 **Version:** 1 **Name:** 105 & 107 Saunders Road to Chilcott
Type: Ordinance-Non-coded **Status:** Passed
File created: 11/28/2017 **In control:** City Council Legislative Session
On agenda: 12/13/2017 **Final action:** 12/13/2017
Title: Ordinance Authorizing the Conveyance of Remnants of 105 Saunders Road (LRSN 5001411), comprising 9,179 square feet (0.2107 acre), more or less, and 107 Saunders Road (LRSN 5001407), comprising 10,763 square feet (0.2471 acre), more or less, to Floyd and Lois Chilcott pursuant to Code of Virginia § 15.2-1800(B)

Sponsors:

Indexes:

Code sections: Virginia Code Section 15.2-1800(B) - Purchase, sale, use, etc., of real property

Attachments: 1. Deed - 105, 2. Plat - 105, 3. Deed - 107, 4. Plat - 107, 5. Exhibit Showing Property Conveyed

Date	Ver.	Action By	Action	Result
12/13/2017	1	City Council Legislative Session	approved	Pass

Ordinance Authorizing the Conveyance of Remnants of 105 Saunders Road (LRSN 5001411), comprising 9,179 square feet (0.2107 acre), more or less, and 107 Saunders Road (LRSN 5001407), comprising 10,763 square feet (0.2471 acre), more or less, to Floyd and Lois Chilcott pursuant to Code of Virginia § 15.2-1800(B)

PURPOSE/BACKGROUND:

In or around March 2013, the City began the process of acquiring 62 parcels for the Saunders Road Widening Project (VDOT Project No. UPC 57047). The City acquired 105 Saunders Road (LRSN 5001411) on March 21, 2014, leaving a remnant of 9,179 square feet (0.2107 acre), more or less, and acquired 107 Saunders Road (LRSN 5001407) on November 20, 2013, leaving a remnant of 10,763 square feet (0.2471 acre), more or less (the "Properties"). Neither of the Properties meet minimum zoning requirements for buildable lots, and both are encumbered with a 30' landscape, utility, and drainage easement. Floyd and Lois Chilcott reside at 5 Betz Lane, adjacent to the Properties, and request conveyance of the Properties to be used as a buffer between their home and Saunders Road.

In 2013, the Properties were appraised at \$21,600 and \$25,300, respectively; and the Chilcotts are offering \$15,000 and \$16,000, respectively. Staff finds the combined purchase price of \$31,000 to be fair given the benefit of generating tax revenue and relief from the burden of maintenance costs over time. This request has been routed to City staff. None have any objection and recommend approval on the conditions that all interior property lines be vacated and access to Saunders Road shall be prohibited.

Therefore, pursuant to Va. Code § 15.2-1800(B), staff recommends conveyance of the Properties to Floyd and Lois Chilcott for \$31,000.00 and the vacation of all interior lot lines. Per Virginia Department of Transportation ("VDOT") guidance, if approved, funds from this transfer must be

applied to another VDOT-funded transportation safety project.

Discussion:

See PURPOSE/BACKGROUND above.

Impact:

See PURPOSE/BACKGROUND above.

Recommendation:

Conduct public hearing and approve the Ordinance.

WHEREAS, in or around March 2013, the City began the process of acquiring 62 parcels for the Saunders Road Widening Project (VDOT Project No. UPC 57047);

WHEREAS, the City acquired 105 Saunders Road (LRSN 5001411) on March 21, 2014, leaving a remnant of 9,179 square feet (0.2107 acre), more or less, and acquired 107 Saunders Road (LRSN 5001407) on November 20, 2013, leaving a remnant of 10,763 square feet (0.2471 acre), more or less (the "Properties");

WHEREAS, neither of the Properties meet minimum zoning requirements for buildable lots, and both are encumbered with a 30' landscape, utility, and drainage easement;

WHEREAS, Floyd and Lois Chilcott reside at 5 Betz Lane, adjacent to the Properties, and request conveyance of the Properties to be used as a buffer between their home and Saunders Road;

WHEREAS, in 2013, the Properties were appraised at \$21,600 and \$25,300, respectively; and the Chilcotts are offering \$15,000 and \$16,000, respectively;

WHEREAS, staff finds the combined purchase price of \$31,000 to be fair given the benefit of generating tax revenue and relief from the burden of maintenance costs over time;

WHEREAS, this request has been routed to City staff; none have any objection and recommend approval on the conditions that all interior property lines be vacated and access to Saunders Road shall be prohibited;

WHEREAS, per Virginia Department of Transportation ("VDOT") guidance, if approved, funds from this transfer must be applied to another VDOT funded transportation project; and

WHEREAS, Council has determined that, pursuant to Va. Code § 15.2-1800(B), conveyance of the Properties to Floyd and Lois Chilcott for the purchase price of \$31,000.00 is in the best interest of the City.

NOW, THEREFORE, BE IT ORDAINED, by the Council of the City of Hampton, Virginia, as follows:

1. That conveyance of City properties located at 105 and 107 Saunders Road to Floyd and Lois Chilcott is approved subject to conditions; and
2. That the City Manager or her designee and the Clerk of Council are authorized to execute and deliver all legal documents necessary to effect the transfer.