



Agenda Action Form Overview

The Board is requested to approve the acquisition of two parcels located at 11894 and 12018 N. Roxboro Road, Bahama, NC 27503 (parcel ID #s 190536 and 190527) for the purpose of constructing a new convenience center in northern Durham County, subject to approval of a Special Use Permit by the Board of Adjustment.

Background/Justification

The County currently operates two Solid Waste Convenience Sites in northern Durham County – one in Rougemont, and a second in Bahama. Both Convenience Centers are located on land that the County leases. In Rougemont, the land is owned by a private citizen, and in Bahama, the County leases a portion of the property owned by Durham Public Schools next to Mangum Elementary School. The Board previously approved funding in the CIP to purchase land and build a larger site to serve residents in the northern portion of the County.

Staff became aware that the two parcels located at 11894 and 12018 N. Roxboro Road, Bahama were available for purchase in September 2018. The Board gave its approval to make an offer to purchase the parcels and engage in negotiations to purchase the land. In November 2018, the Board approved the Option Agreement/Offer to Purchase and Contract for Vacant Land to purchase both lots for \$195,000. These parcels together total 23.44 acres of unimproved land located on the east side of North Roxboro Road (15-501 North). Because of the intended use for the property, a Special Use Permit (SUP) from the Board of Adjustment is required. The Option Agreement as negotiated allows the County time to secure the SUP before the purchase would be finalized.

On August 11, 2018, General Services issued a Request for Qualifications for Architectural Services for Upgrades to the Northern Durham Solid Waste Convenience Sites. A selection committee determined HDR, Inc, to be the most qualified to provide master planning and design services for this project. The process has included program analysis, site evaluation, community outreach, and the preparation of the site plan submittal required to apply for the Special Use Permit (SUP). The site plan and SUP application was submitted in April and the Board of Adjustment is expected to rule on the application in July. The Administration is seeking authority now to purchase the land, subject to approval of the SUP by the Board of Adjustment, so that there will be no delay during the Board's lighter summer meeting schedule.

Policy Impact

This action does not require BOCC policy changes.

Fiscal Impact

This agenda item is part of the Durham County Capital Improvement Plan (CIP) allocated to upgrade the Solid Waste Convenience Sites. Funds have been approved at the regular meeting of May 13, 2019 for this acquisition in fund 4190DC79.

Recommendation

The County Manager recommends that the Board approve the acquisition of two parcels located at 11894 and 12018 N. Roxboro Road, Bahama, NC 27503 (parcel ID #s 190536 and 190527) for the purpose of constructing a new convenience center in northern Durham County, subject to approval of a Special Use Permit by the Board of Adjustment.