THE CITY OF ASHEVILLE

STAFF REPORT

Council Meeting Date: July 28, 2020

Subject: Proposed land donation from Riverlink for traffic improvements at Gash Farm Road

Staff Resource(s): Greg Shuler, Public Works Director
Nikki Reid, Real Estate Program Director

Action Requested: Adoption of a resolution authorizing the City Manager to accept land donation on Gash Farm Road from Riverlink.

Background:

- The City was approached by the Land Resources Manager of Riverlink with an offer to donate a 0.10 acre lot at the corner of Gash Farm Road and Azalea Road. The lot is improved with a gravel drive, trees and shrubs.
- The Real Estate Division consulted other City departments to determine whether or not the City would benefit from accepting this property.
- The Public Works Department indicated that the land could be used to improve the safety at that intersection and recommended that the City accept the donation. The intersection at Gash Farm and Azalea Road is difficult to navigate because it is at such a sharp angle. A mirror was installed recently by Transportation Department staff at that intersection to increase visibility.
- The lot size is smaller than the minimum size requirements per RS-2 (Residential Single-Family Low Density) zoning and is too small to be considered buildable. It appears that using the property for traffic safety improvements is the best use.
- This triangular shaped parcel has a tax assessed value of $900.00 and under Riverlink's ownership, the property does not contribute to City tax revenues.

Council Goal(s):

- A Well Planned and Livable Community

Committee(s):

- None

Pro(s):

- This land could be used to improve a traffic intersection, thereby increasing public safety.
- The land is being donated at no cost to the City.

Con(s):

- None.

Fiscal Impact:

- The donation of the land comes at no cost to the City. However, the cost of the improvements to the road is estimated to be approximately $250,000. These improvements are not budgeted at this time but Public Works wants the land to plan for future road improvements.

Suggested Motion:

- Motion to approve the resolution authorizing the City Manager to accept this donation of land.

Attachment(s):

- Resolution
- Aerial Map
- Site Plan Map

RESOLUTION NO. 20-_____

RESOLUTION AUTHORIZING THE CITY OF ASHEVILLE TO ACCEPT A DONATION OF LAND FROM RIVERLINK INC. LOCATED ON GASH FARM ROAD

WHEREAS, the City of Asheville is authorized pursuant to G.S. 160A-240.1 to acquire the fee or any lesser interest in real property by gift, grant, bequest or any other lawful method; and

WHEREAS, Riverlink Inc. ("Riverlink") is the owner of real property located at the intersection of Gashes Farm Road and Azalea Road, identified as PIN # 9668-63-8491-00000; and

WHEREAS, Riverlink Inc. has no use for this property and has offered to donate it to the City of Asheville at no cost; and

WHEREAS, the City would like to accept this property for the purpose of improving the intersection at Gash Farm Creek and Azalea Road;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ASHEVILLE THAT:

The City Manager is hereby authorized to execute documents necessary to accept this donation of real property from Riverlink Inc. In addition, the City Manager is hereby authorized to execute any and all documents necessary to give effect to this resolution, subject to approval by the City Attorney, and compliance with applicable North Carolina law.

Read, approved and adopted this 28th day of July, 2020.

_____ _____

City Clerk Mayor

Approved as to form:

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City Attorney