

MOTION: PRINCIPI

**February 13, 2018
Regular Meeting
Res. No. 18-088**

SECOND: JENKINS

RE: AUTHORIZE CONDEMNATION AND EXERCISE QUICK-TAKE POWERS TO ACQUIRE PROPERTY AND EASEMENTS AT 1800 BEL AIR ROAD, OWNED BY BEL AIR MOBILE HOME PARK, L.L.C., IN CONJUNCTION WITH THE ROUTE 1 (FEATHERSTONE ROAD TO MARY'S WAY) PROJECT – WOODBRIDGE MAGISTERIAL DISTRICT

ACTION: APPROVED

WHEREAS, the Route 1 (Featherstone Road to Mary's Way) Project involves the widening of Route 1 to a six-lane divided roadway from Featherstone Road to Mary's Way. The total distance for the project will be 1.3 miles and will include the construction of a ten-foot wide multi-modal trail and a five-foot wide sidewalk along the route. The project was approved by the Prince William Board of County Supervisors on May 6, 2014, via Resolution Number 14-307; and

WHEREAS, the design for construction improvements to Route 1 is such that the County needs to acquire 1,083 square feet of land for public street purposes, 1,476 square feet of land for a permanent joint-use Dominion Virginia Power/Verizon South Inc./Virginia Department of Transportation (VDOT) utility easement, and 256 square feet of land for a temporary construction easement for entrances and parking lots, on property owned by Bel Air Mobile Home Park, L.L.C., located at 1800 Bel Air Road, the plat is further described on plat attached hereto; and

WHEREAS, based on an independent appraisal of the required property interests, County staff offered \$10,400 to Bel Air Mobile Home Park, L.L.C., to acquire the necessary property and easements located at 1800 Bel Air Road; and

WHEREAS, County staff have been unsuccessful in negotiating a final settlement to acquire the necessary property and easements of interest; and

WHEREAS, a public hearing has been duly advertised for this purpose and was conducted on February 13, 2018, pursuant to Section 15.2-1905(C) VA Code Ann., and all interested citizens were heard; and

WHEREAS, \$84,673,836 is currently available in the Route 1 (Featherstone Road to Mary's Way) Project #14C17001 budget, which is sufficient to cover the total fiscal impact of \$10,400. This amount is sufficient to cover the fair market value offered to the property owner;

February 13, 2018

Regular Meeting

Res. No. 18-088

Page Two

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors does hereby find that public necessity exists for the condemnation of the property and easements for construction of the Route 1 (Featherstone Road to Mary's Way) Project and for the immediate exercise of its quick-take powers to enter upon and take possession prior to the condemnation proceedings to immediately acquire 1,083 square feet of land for public street purposes, 1,476 square feet of land for a permanent joint-use Dominion Virginia Power/Verizon South Inc./Virginia Department of Transportation (VDOT) utility easement for Comcast Cable and VDOT ITDS Fiber system, and 256 square feet of land for a temporary construction easement for entrances and parking lots, on property owned by Bel Air Mobile Home Park, L.L.C., located at 1800 Bel Air Road, as specified on the plat attached hereto;

BE IT FURTHER RESOLVED that the Prince William Board of County Supervisors does hereby authorize the County Attorney, after payment into the Prince William County Circuit Court of the appraised value of the said property and easements; and upon filing of the Certificate of Taking, to proceed with the condemnation of the property interests for the Route 1 (Featherstone Road to Mary's Way) Project by quick-take condemnation or otherwise as provided by law;

BE IT FURTHER RESOLVED that the Prince William Board of County Supervisors does hereby authorize the County Executive and the Finance Director, or their designees, to sign the Certificate of Taking necessary for filing in court and to disburse the appraised value in the amount of \$10,400 for the property at 1800 Bel Air Road, owned by Bel Air Mobile Home Park, L.L.C.; and upon filing of the Certificate of Taking deposit said amounts at the court in connection with the quick-take condemnation process on behalf of the Prince William Board of County Supervisors in accordance with the law;

BE IT FURTHER RESOLVED that the Department of Transportation will maintain all supporting documents related to the acquisition of the property to assure that approval does not exceed authority limits;

BE IT FURTHER RESOLVED that the Prince William Board of County Supervisors does hereby authorize the Transportation Director or his designee to execute such documents necessary to affect the intent of the Resolution and approved as to form by the County Attorney.

February 13, 2018
Regular Meeting
Res. No. 18-088
Page Three

ATTACHMENT: Plat Showing Street Dedication and Various Easements on the Land of Bel Air Mobile Home Park, L.L.C., Woodbridge Magisterial District dated March 20, 2017, prepared by Rinker Design Associates, P.C.

Votes:

Ayes: Anderson, Caddigan, Candland, Jenkins, Lawson, Nohe, Principi, Stewart

Nays: None

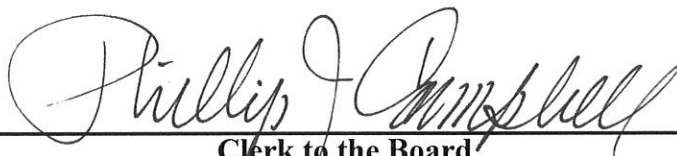
Absent from Vote: None

Absent from Meeting: None

For Information:

County Attorney
Transportation Director

ATTEST: _____


Clerk to the Board

