REQUEST FOR BOARD ACTION

Date of Meeting: June 1, 2026

11.A. Utility Easement Expansion (Meadow Crossing Ln)

To: Mayor Bilodeau and Board of Commissioners

From: David Cole, Assistant Planning Director

Action Requested:
The developer of the recently approved Dove Creek subdivision (19317 Old Statesville Rd) is required to extend sewer from Meadow Crossing Ln to the south, through Town-owned parcel 00540188 in order to reach the development. A 15' wide Charlotte Water easement exists on this parcel, but per latest Charlotte Water policy, the easement must be widened in order to properly serve the development. As the Town is the owner of the property through which the easement runs, approval from the Board of Commissioners is required.

The attached easement documents and exhibit represent the widened easement. An administrative Temporary Right of Access agreement will also be reached with the developer to allow temporary access and construction on the Town property. The easement language ensures tree preservation outside the areas of disturbance, requires re-stabilization post-construction, and reserves the easement area for future greenway use.

Manager's Recommendation:
Approve requested easement expansion

ATTACHMENTS:
Easement Agreement.pdf
Temporary Right of Access.pdf
Easement Exhibit (Official).pdf
Easement Exhibit (Before & After).pdf
Dove Creek Rezoning Plan (Approved).pdf