



Board Meeting Agenda Abstract

Tuesday, May 19, 2026

Location:

Agenda Item

Roadway Improvements Exemption Request - Everlasting Life Church Development - 6835 Dwight Rowland Road - (Poling) - Item 8.G

Item Explanation

The purpose of this agenda item is to consider approval of a roadway improvements exemption request for the Everlasting Life Church Development, located at 6835 Dwight Rowland Road, from Town-required roadway improvements identified in the Town's 2040 Comprehensive Transportation Plan (CTP) and the Town's Engineering Standards and Specifications.

Staff Comments

Pursuant to Article Q, Section 9-1808(z)(10)a of the Town's Land Development Ordinance, a property owner or developer may be exempt from roadway improvements along the property frontage when the cost of such improvements exceeds 35% of the total site work costs.

For the Everlasting Life Church Development located at 6835 Dwight Rowland Road, cost estimates for both the required roadway improvements and the proposed site work costs were submitted and reviewed by the Engineering Director. Specifically, the required roadway improvements are estimated at \$123,655.97 and the total site work is estimated at \$161,085.26. The required roadway improvements therefore represent approximately 76.76% of the total site work costs.

The Engineering Director has reviewed and approved these estimates, justifying the request for an exemption. Right-of-way dedication is still applicable to this development as required by the Town's CTP. Staff recommends that the Town Board approve the motion to exempt the Everlasting Life Church Development from Town-required roadway improvements identified in the Town's 2040 Comprehensive Transportation Plan (CTP) and the Town's Engineering Standards and Specifications in accordance with the provisions of the Town's Land Development Ordinance (LDO).

Fiscal Note

No
N/A

Recommendation

CONSENT AGENDA

MOTION TO: Exempt the Everlasting Life Church Development located at 6835 Dwight Rowland Road from Town-required roadway improvements identified in the Town's 2040 Comprehensive Transportation Plan and the Town's Engineering Standards and Specifications in accordance with Article Q, Section 9-1808(z)(10)a of the Town's Land Development Ordinance.

ATTACHMENTS

[Cost Estimate Site and Roadway Work Everlasting Life Church.pdf](#)
[Everlasting Life Church CTP Exemption 5-7-26 B.pdf](#)