



Board Meeting Agenda Abstract

Monday, August 3, 2026

Location:

Agenda Item

Resolution - Authorizing Condemnation of Property - Old Honeycutt Road and Kennebec Road Intersection Operational Improvements (HL-0141) - (Poling) - Item 8.C

Item Explanation

The purpose of this agenda item is to consider adoption of a resolution authorizing the Town Attorney to proceed with condemnation proceedings to acquire the right-of-way, permanent easements, and temporary construction easements required for the Old Honeycutt Road and Kennebec Road Intersection Operational Improvements (HL-0141).

Staff Comments

The Old Honeycutt Road and Kennebec Road Intersection and Pedestrian Improvement Project will add a new traffic signal at the intersection of Old Honeycutt Road and Kennebec Road and will extend sidewalk along Kennebec Road. In order to construct the project, the Town must acquire property interests, including right-of-way, permanent drainage easements (PDE), and temporary construction easements (TCE).

The Town has followed the acquisition process in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Uniform Act) and has obtained appraisals for the affected properties. Despite efforts to reach voluntary settlement, the Town must now take action to secure the property interests needed to keep the project moving forward. At this time, condemnation is the only viable option available to the Town to acquire the needed right-of-way and easements in a timely manner.

The condemnation process allows the Town to proceed with this transportation project while protecting the rights of the affected property owners under the Uniform Act, including payment of just compensation based on fair market value as established through third-party appraisal. If there is a difference of opinion regarding value, that issue may be resolved through mediation or by the court. While property owners will be justly compensated, the Town also has a responsibility to taxpayers and will not pay above fair market value. The eminent domain process protects both the public interest and the rights of the property owners while allowing critical infrastructure improvements to proceed.

Town staff recommends authorizing the Town attorney to begin condemnation proceedings for the right-of-way and easement acquisitions identified in the attached resolution for the following properties needed for the Old Honeycutt Road and Kennebec Road Intersection

Improvement Project:

Parcel 001 (PIN 0676966155) â€“ 335 square feet Permanent Drainage Easement and 383 square feet Temporary Construction Easement

Parcel 002 (PIN 0676859474) â€“ 198 square feet Right-of-Way and 3,803 square feet Temporary Construction Easement

Parcel 003 (PIN 0676859249) â€“ 557 square feet of Right-of-Way and 2,046 square feet Temporary Construction Easement

While staff and management do not take condemnation lightly, staff recommends adoption of the attached condemnation resolution as the only viable option to move the Old Honeycutt Road and Kennebec Road Intersection and Pedestrian Improvement Project forward at this time.

Fiscal Note

Yes

Funding for acquisition of the required right-of-way and easements has been budgeted for this project. If condemnation is exercised, the required deposit will be made with the Wake County Clerk of Court. If acquisition is completed voluntarily, payment will be made to the property owner at closing, consistent with other real estate purchases. Appraisals will be obtained for the impacted properties.

Recommendation

CONSENT AGENDA

MOTION TO: Adopt the resolution authorizing the Town Attorney to proceed with condemnation proceedings, on behalf of the Town of Fuquay-Varina, to acquire the right-of-way, permanent easements, and temporary construction easements required for the Old Honeycutt Road and Kennebec Road Intersection Operational Improvements (HL-0141), as presented and recommended.

ATTACHMENTS

[Project Map - Old Honeycutt-Kennebec Map](#)
[Easements - Parcel 003 \(PIN 0676859249\)](#)
[Easements - Parcel 001 \(PIN 0676966155\)](#)
[Easements - Parcel 002 \(PIN 0676859474\)](#)
[Resolution - Authorizing Condemnation](#)