



March 10, 2022

WAYNECOUNTY
NORTH CAROLINA

Property Owners in the Lane Tree Subdivision:

In 2015, the Wayne County Board of Commissioners established a policy for the improvement and assessment for publicly dedicated subdivision streets pursuant to Article 9 of Chapter 153A of the North Carolina General Statutes. The policy established the procedures by which property owners could petition the County to make street improvements and assess property owners the cost of improvements. Seventy-five percent (75%) of the owners who own at least 75% of the lineal feet in the subdivision must be included on the petition in order for the County to undertake the project. After construction concludes, the streets would be accepted into the NC Department of Transportation Secondary Road System and be maintained by the state. The costs of the project are divided equally among all lots and an assessment is placed on the property. The assessment can be paid in full within 30 days of the conclusion of the project without interest or paid over the course of 10 years with 5% interest as part of the property tax bill. The assessment applies to all properties regardless of whether the owner joined the initial petition.

Residents of the Lane Tree Subdivision submitted a street improvement petition to the County in 2016. At that time, the petition contained the statutory required 75% of residents needed to qualify for a street improvement project. The petition was received second behind the North Creek and Canterbury Subdivision making it the next subdivision eligible following completion of the North Creek project. On March 1, 2022, the Board of Commissioners received preliminary construction estimates for the Lane Tree Subdivision and voted to proceed with the street improvement project. The County needs to confirm that the petition still meets the 75% statutory threshold before moving forward with soliciting construction bids. The purpose of this letter is to share the preliminary estimate for property assessments and to confirm the petition is still valid.

The preliminary project cost estimate for the 342 lots in the Lane Tree subdivision is \$4,921,669.58. This equates to an approximate assessment of \$14,390.85 per lot. This figure is only an estimate and will likely change once formal construction bids are received. It also does not include other costs associated with the project such as legal fees, mailing costs, and miscellaneous engineering fees. A final assessment will not be determined until the petition is recertified and construction bids are received. Owners may choose to pay the assessment in full with no interest or in ten annual installments with interest.

Many of the original property owners who signed the petition have transferred properties since the original petition was submitted. This letter is being mailed to current property owners so that all residents have an opportunity to remove or add themselves to the petition.

THE GOOD LIFE. GROWN HERE.

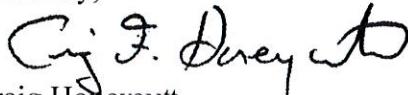
Enclosed please find:

1. A spreadsheet containing all affected properties and whether they are included on the current petition.
2. A mailer which can be completed and returned to the County if any property owner wishes to be added or removed from the petition.
3. A list of frequently asked questions for the street assessment program.

If you wish to add or remove yourself from the petition, the mailer must be returned no later than April 1, 2022. All registered property owners must sign the mailer. **If no response is made, the petition status of the property will remain unchanged from the 2016 petition.** The Clerk to the Board will then determine if the petition still meets the 75% threshold to continue. A resident's decision to join the petition is not final and may be changed at any time prior to the Board of Commissioners confirming a preliminary assessment roll and approving construction contracts. The County will not move forward with street improvements if the petition drops below the 75% mark before approval of the preliminary assessment. The County will hold a community meeting before any action is taken on a preliminary assessment roll.

Additional information about the assessment process may be obtained by visiting www.waynegov.com/assessment or by contacting the Wayne County Planning Department at (919) 731-1650.

Sincerely,


Craig Honeycutt
County Manager

Enclosures (3)