

FORSYTH COUNTY

BOARD OF COMMISSIONERS

MEETING DATE: February 8, 2016 AGENDA ITEM NUMBER: 5

SUBJECT: RESOLUTION OF CONDITIONAL APPROVAL AND ACCEPTANCE OF THE VILLAGE OF CLEMMONS' PROPOSED PURCHASE AND CONVEYANCE OF A SITE FOR A CLEMMONS BRANCH LIBRARY

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:

SUMMARY OF INFORMATION:

See attached

ATTACHMENTS: YES NO

SIGNATURE: _____ DATE: _____
COUNTY MANAGER

**RESOLUTION OF CONDITIONAL APPROVAL AND ACCEPTANCE OF THE
VILLAGE OF CLEMMONS' PROPOSED PURCHASE AND CONVEYANCE OF A
SITE FOR A CLEMMONS BRANCH LIBRARY**

WHEREAS, on October 26, 2015, the Village of Clemmons Council voted to purchase three (3) acres located at 6230 Stadium Drive, Clemmons, N.C., further identified as a portion of Parcel Identification Number 5893-22-3464.00, as the proposed site of the new Clemmons Branch Library, subject to approval and acceptance of the proposed site by Forsyth County; and

WHEREAS, Forsyth County has completed a due diligence examination of the above-described proposed Clemmons Branch Library site, including a Phase 1, basic environmental review, which review did not reveal any problems; and

WHEREAS, Forsyth County's approval and acceptance of the proposed land purchase by the Village of Clemmons is contingent upon mutual agreement and compliance between the Village of Clemmons and Forsyth County regarding the following conditions:

- a. The proposed three (3) acre library site will be purchased by the Village of Clemmons and conveyed by Clemmons to Forsyth County at no cost for the construction by Forsyth County of a 20,000 square foot one story library with required parking using 2010 voter-approved bond funds and/or other approved resources; and
- b. Forsyth County will be expected to comply with the current applicable zoning and Board of Adjustment policies; and
- c. The Village of Clemmons, at its own expense, will provide an off-site stormwater retention device adequate to service the proposed Clemmons branch library development; and
- d. Forsyth County will be granted necessary easements to manage off-site stormwater retention; and
- e. Forsyth County will contribute its pro rata share of customary "common area maintenance" fees for off-site stormwater retention; and
- f. Construction of the library by Forsyth County may include the construction of local street access with curb and gutter contingent upon the County receiving necessary easements.

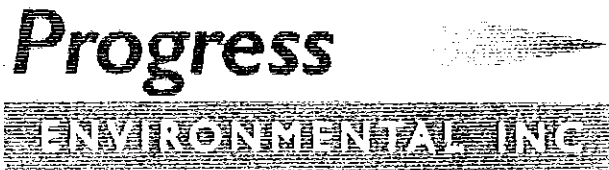
This local street is not to exceed 22' wide x 450' long (1,100 sq. yards). The street construction standard is the state standard or an 8-inch base, 2-inch binder course of asphalt, and 1-inch asphalt topping. Upon completion, general obligation bond requirements may stipulate that Forsyth County retain ownership of said road for a period of 20 years. The Village of Clemmons agrees to maintain the road during this

period. After expiration of any bond required County ownership period, the road would be dedicated to the Village of Clemmons; and

WHEREAS, it is recommended by the County Manager that Forsyth County approve and accept the proposed purchase and conveyance by the Village of Clemmons of the proposed three acre Clemmons Branch Library site upon the above conditions.

NOW, THEREFORE, BE IT RESOLVED by the Forsyth County Board of Commissioners that Forsyth County hereby approves and accepts the proposed purchase and conveyance to the County by the Village of Clemmons of the proposed library site identified herein upon mutual agreement and compliance between the Village of Clemmons and Forsyth County of the conditions outlined herein.

Adopted this 8th day of February 2016.



January 13, 2016

Mr. Gary Key
Design and Construction Manager
General Services Department
Construction Management Division
201 North Chestnut Street
Winston-Salem, North Carolina 27101

**Subject: Phase I Environmental Site Assessment
Stadium Drive
Clemmons, Forsyth County, North Carolina
Progress Project No.: 1015149.001**

Dear Mr. Key:

Progress Environmental, Inc. (Progress) is pleased to provide the results of our Phase I Environmental Site Assessment (ESA) for the referenced property. Progress' services generally meet the requirements of ASTM E-1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process and EPA Standards and Practices for All Appropriate Inquiries contained in 40 CFR Part 312. In accordance with Section 4.6 of ASTM E 1527-13, this Phase I ESA is viable for a period of 180 days from the date authorized.

If there are questions regarding this report, or a need for further information, please contact the undersigned at (336) 722-9999.

Sincerely,

PROGRESS ENVIRONMENTAL, INC.

A handwritten signature in black ink, appearing to be "J. M.", written in a cursive style.

Senior Environmental Scientist

A handwritten signature in black ink, appearing to be "Jeffrey A. Bullisier", written in a cursive style.

Director of Environmental Services
Licensed NC 1653

EXECUTIVE SUMMARY

Progress performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-13 of an approximate 3.17-acre parcel located at Stadium Drive in Clemmons, Forsyth County, North Carolina. The site is a portion of a larger parcel that is identified as parcel 5893-22-5162.00 by the Forsyth County Geo-Data Explorer. The property boundaries for the site were provided by Forsyth County. The site consists of undeveloped land covered in vegetation.

Progress obtained historical use information about the subject site from the following: aerial photographs, interviews, City Directories, and on-site observations. Sanborn Maps were not available for the site. Based on a review of historical aerial photographs, interviews, and on-site observations, it appears that the property has been undeveloped since at least 1966.

Potential environmental concerns were not identified in association with the historic and current use of the subject property based on a review of the available historical information. Potential environmental concerns were not identified on surrounding properties that would be expected to adversely affect the groundwater beneath the site.

The subject site is located within a mixed use area of Clemmons, North Carolina that includes residential, commercial, institutional, and undeveloped properties. During the vicinity reconnaissance, Progress observed the following land use on properties in the immediate vicinity of the subject property:

Adjacent Properties

North	Residential
East	Commercial and Residential
South	Commercial and Residential
West	Vacant - Undeveloped

A regulatory records search report of ASTM standard and supplemental databases was prepared for the site by GeoSearch (see Section 4.1) reviewed for our assessment.

Numerous off-site facilities or former facilities were identified on the various regulatory databases searched by GeoSearch. Based on the available information, proximity, and/or topographic orientation with respect to the site, Progress does not consider the nearby facilities to represent RECs with respect to the subject site. Please note, Progress has not completed file reviews for the off-site incidents.

Eight (8) facilities were reported as "unlocatable" in the report prepared by GeoSearch. These facilities are considered unmappable because the facility information in the database is insufficient and does not report accurate facility location information. Progress did not observe evidence of the orphan facilities on the subject site or on properties within 500 feet of the site. Based on the distance to the site, a release at these facilities would not likely adversely affect the groundwater beneath the site.

Progress identified data gaps during the completion of this Phase I ESA. A summary of the data gaps and whether the data gaps have affected our ability to identify RECs is included below:

Data Gaps	Significant	Non-Significant
Limited aerial photography of the site and surrounding properties is available. Additionally, the resolution of the available aerial photographs caused difficulty in discerning images.		X
A lack of comprehensive historical information regarding early history of the site.		X
Sanborn Maps coverage for the site is unavailable		X
Limited Suburban Directory information		X
Lack of Chain-of-title information		X
Lack of Environmental Lien information		X

As documented and qualified by this report, this assessment has revealed no evidence of RECs in connection with the property except for the following:

On-Site

- On-site RECs were not identified.

Off-Site

- Off-site RECs were not identified.

Additional Considerations

- If redevelopment occurs and impacted soil, debris, or materials are encountered, those should be handled and disposed in accordance with applicable rules and regulations.
- If orphaned USTs or ASTs are encountered those should be handled in accordance with NCDEQ, UST regulations.
- If septic systems and/or water-supply wells are identified and are no longer in use those should be abandoned in accordance with the applicable regulations.
- A drainage feature is located on the central portion of the site. A wetlands determination may need to be completed.

This Executive Summary is an integral part of the Phase I Environmental Site Assessment report. However, Progress recommends that the report be read in its entirety.