



# WILDWOOD

June 11, 2019

## MEMORANDUM

**To:** Town Center Update Team (TCUT) Members

**From:** Department of Planning and Parks

**Re:** **City-Owned Lots on Crestview Drive and Impact on Other Property Owners (Ward Eight)**

**Cc:** The Honorable James R. Bowlin, Mayor  
Steve Cross, Co-Interim City Administrator  
John A. Young, City Attorney  
Rick Brown, P.E. and P.T.O.E., Director of Public Works  
Dr. Terry Jones, Moderator

The Town Center Update Team (TCUT) Members have inquired how the ownership of two (2) parcels of ground by the City on Crestview Drive affects the other property owners located along the same roadway. The Department has heard from several of the property owners along Crestview Drive and the comments have been mixed. These comments reflect different ownership aspects, as well as, the owners' length of time there. Therefore, several items have been consistent in these comments, which include the following items:

1. The residents are concerned about vehicular and pedestrian access and trespass on the private roadway.
2. The residents are concerned about damage to the roadway from any use other than residential.
3. The residents have questioned what the six (6) acre tract of land will be used for in the future. These same residents would like input into the decisions regarding the plan for this site.

Others along the roadway are working on the sale of their lots for either future development or to move to another location. One (1) of these individuals has contacted the City about its interest in acquiring the property in this regard. The Town Center Update Team is working with one (1) of these development interests, which is named North Latitude 38. This proposal includes two (2) of the lots located along Crestview Drive, which are situated on the south side of the roadway, at Eatherton Road. These owners have different impressions of the City's purchase of the two (2) lots.

The City, when considering the purchase of these two (2) lots, did discuss impacts and considerations regarding the surrounding properties and their respective owners. The outcome of these discussions were the following points:

1. The City will access its property from Main Street, not Eatherton Road and Crestview Drive, in almost all instances.

2. The City will assist in the maintenance of its portion of the roadway.
3. The City would be willing to accept the entirety of the roadway for maintenance, but would need easement rights and/or dedications of the land area to allow this area to become a public street.
4. The City will seek the input and participation of all owners along this roadway, before making any future decisions in this regard.

The City Council and City personnel are aware of the uncertainties that are associated with the City's ownership of these subject two (2) parcels of ground and will always work to ensure the impacts are minimal, whenever possible, while communicating with its neighbors about the future in terms of events, development, access, and other key points.

If you should have any questions or comments in this regard, please feel free to contact the Department of Planning at (636) 458-0440. A presentation is planned on this information at tonight's meeting. Thank you for your review of this information and input on the same.