



On August 2, 2021, the Warren County Board of Commissioners approved and adopted a preliminary assessment resolution to levy a special assessment in order to fund a critical infrastructure project within the Pleasant Hills subdivision in the Soul City community in Norlina, Warren County, NC. The particular infrastructure project is to repair and pave the existing roads in the existing subdivision, meeting NC DOT specifications for road repairs. The intent is for NC DOT to take over ownership of these roads once repairs are made and minimum density is achieved (in accordance with NC DOT requirements).

The impacted roads include Rocky Creek Drive, Crescent Lane, Pine Shadow Lane, Cedar Brook Circle, Nutbush Lane, Sandstone Lane, and Sandy Creek Lane within the Pleasant Hills subdivision.

The special assessment authority is outlined in the NC General Statutes as NCGS 153A 210.1-210.7.

In this special assessment process, Warren County will assess 80% of the actual costs of the road improvements to the property owners. The assessment (tax) follows the property and not the specific owner.

In the adopted resolution, the special assessment for road improvements for private roads in the existing Pleasant Hills subdivision shall be paid by the property owners in the existing subdivision; the assessed lots include: Lots #1-83 and Lots #88-91 (for a total of 87 lots). The resolution also outlined that the special assessment will be levied at an equal rate per lot.

The special assessment will be held in abeyance without interest for five (5) years. This five-year abeyance period began when the resolution was adopted on August 2, 2021.

The special assessment will be paid back in annual payments over ten (10) years with an annual 1% interest rate. Each of the owner's allocable share must be paid by June 30, 2036.

Warren County is managing this project through its Public Works division; however, Warren County does not assume ownership of the roads.

As of April 11, 2022, Warren County Public Works has secured updated bids from contractors. The Warren County Board of Commissioners will discuss updates to this project at their April 20, 2022 work session, with the intention of the accepted bid and contract going before the Warren County Board of Commissioners for approval at their May 2022 regular meeting.