



**Text Amendment:
Amend Chapter 34, ARTICLE VII. - Sec. 34-224 –
Unimproved Right-of-way to require paved roads for new
development.**



November 10th, 2020

Street Improvements

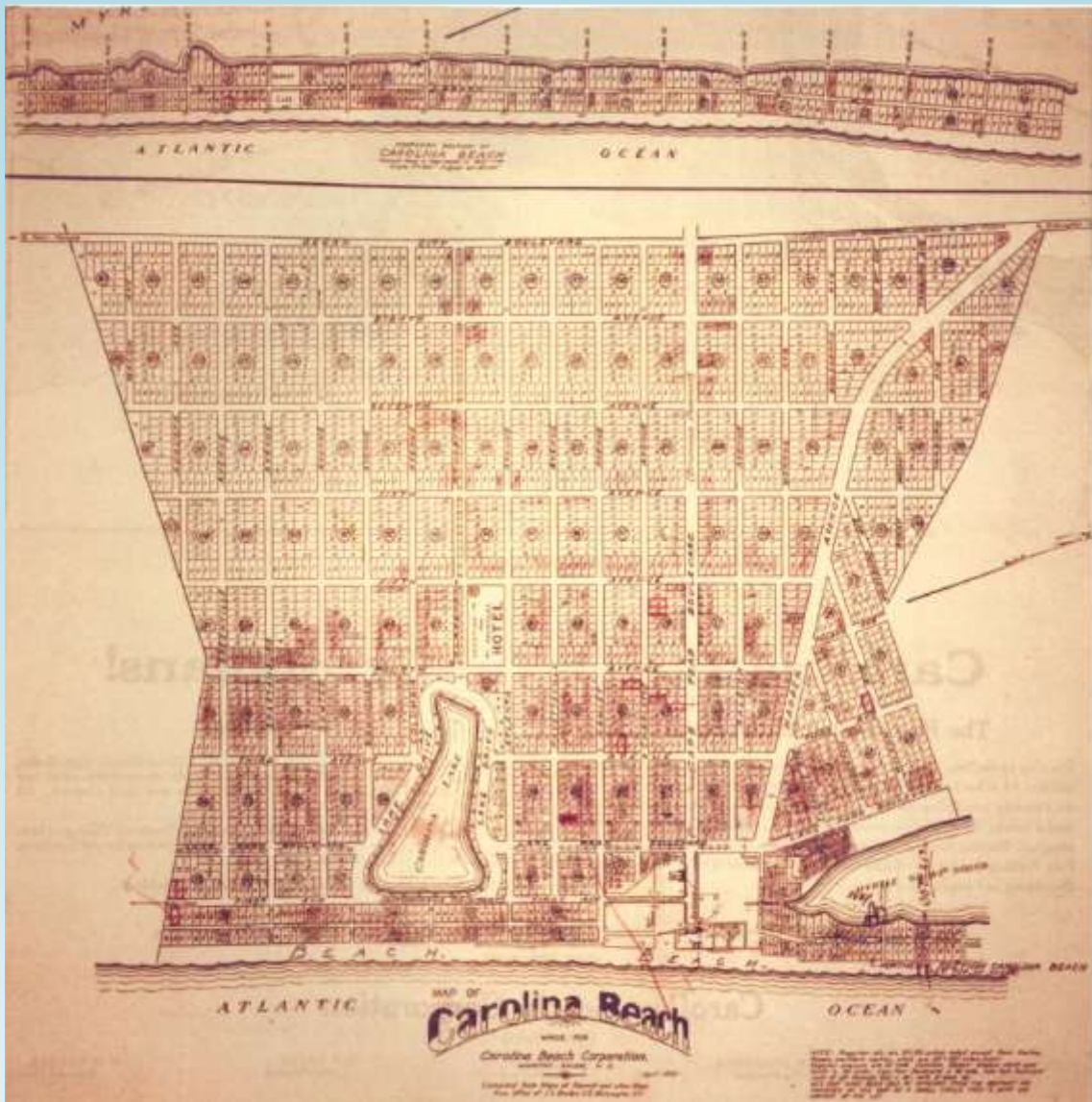
When development occurs on an existing unimproved right-of-way (Dirt, gravel, vegetation) what should the access to the property look like?



Vegetation

Wetlands

Dirt & Gravel



Street Improvements

- Total of 77 lots (66 vacant) that access an unpaved road.
- Current policy must meet minimum fire access (20' width & 6" of crush and run)
- Proposed requirement

Sec. 34-224 –Unimproved Right-of-way

New development along unpaved roads will be required to install a paved road that runs the length of the property to the adjacent paved road allowing emergency vehicles the ability to operate per the requirements below.

- (1) Pavement Width - minimum of 20' feet or to the existing width of the adjacent road.
- (2) Material – pavement shall be constructed and compacted to handle the weight of a 75,000 lbs. emergency apparatus.
- (3) Any length of new paved road shall be compliant with Appendix D of NC Fire Code
- (4) Road construction must be bonded prior to the issuance of a building permit and completed prior to issuance of a Certificate of Occupancy

TRC Recommendation

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- **Increase safety**
 - **Washout, damage to vehicles, difficult to navigate (muddy/uneven)**
- **Add Value to property**
 - **Reliable and durable access**
 - **Aesthetics**
- **Environment**
 - **Cleaner/less dust**
 - **Stormwater Management**

22 lots Houck & Moorfield Ln Gravel

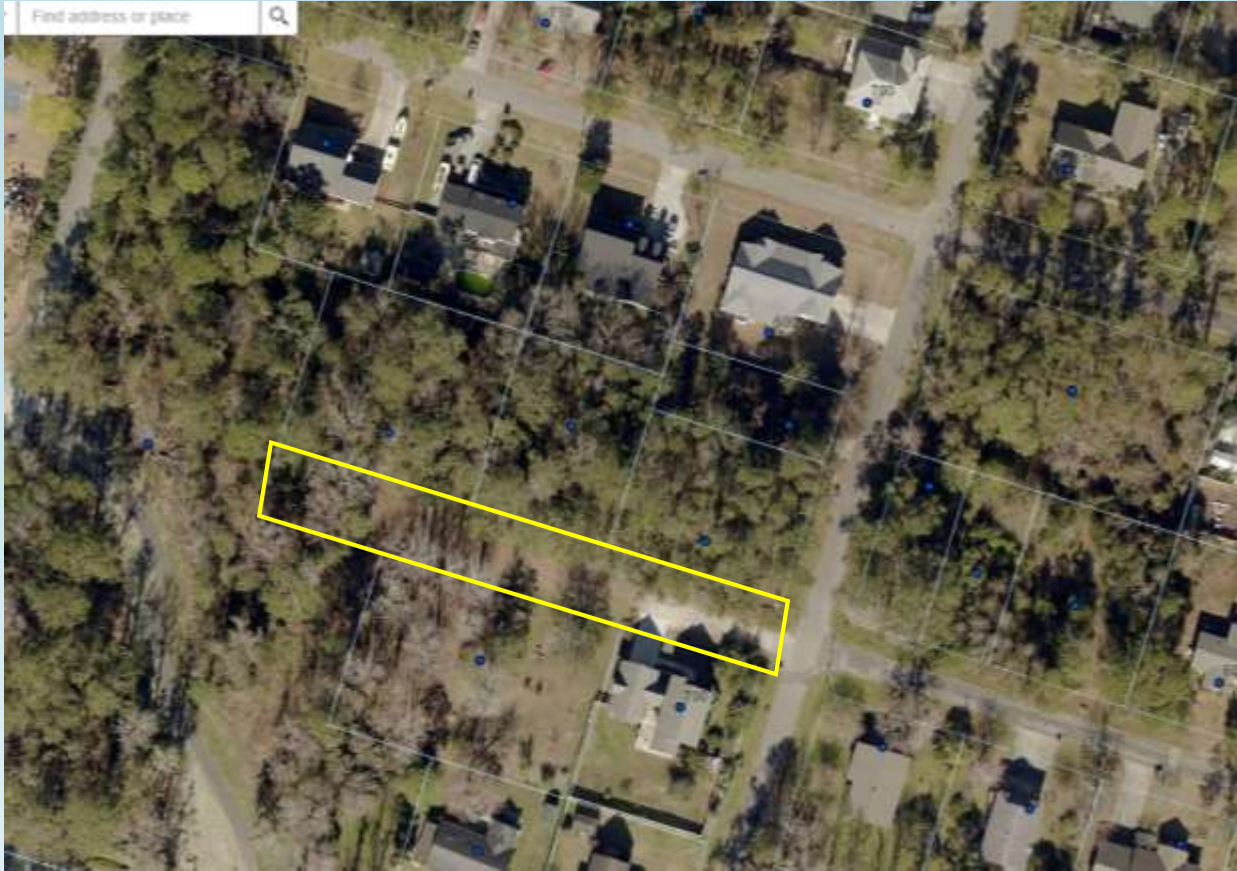


4 lots Keys Ln Gravel



Birmingham North 5 lots Vegetation/gravel

24 lots Lake South 5 lots Vegetated Wetlands



Spot Ln – 14 lots Vegetation



2nd St – 6 lots Vegetation



800 Block of 7th St – 2 lots Vegetation

