



AGENDA ITEM COVERSHEET

PREPARED BY: Jeremy Hardison, Planning &
Development Director

DEPARTMENT: Planning &
Development

MEETING: Town Council – 11/10/2020

SUBJECT: Consider amending Chapter 34, ARTICLE VII. Sec. 34-224 –Unimproved Right-of-way

BACKGROUND:

Staff is proposing to address standards when developing property adjacent to an unimproved road. An unimproved road is a right-of-way that is not paved. In some instances, it is gravel or dirt, or just grass with vegetation. There is a total of 77 lots that access an unpaved road. Which 66 of those are vacant.

Typically, a road is improved by the developer at the time of construction or later if the town decides to pave it. The adjacent property owners can also petition the town. The cost on improving the road is handled through a property assessment of those properties that are adjacent to the road.

The ordinance does not currently address road improvements on properties that access off an unimproved road. In 2004 when the Wilmington Beach area started going through a building boom off of the existing gravel/dirt streets the town policy required a minimum of 20' width of gravel with a 6" base at the time of the certificate of occupancy final. This was a temporary measure as the town was in the process of paving the streets.

Staff recommends requiring properties to pave the road at the time that development occurs for lots that front on unimproved roads. Paved roads increase safety, adds value to the property, and improves environmental conditions vs gravel roads.

Motion

Motion to approve Ordinance 20-1147 amending Chapter 34, ARTICLE VII. - Sec. 34-224 – Unimproved Right-of-way to require paved roads for new development