



Board of Commissioners Meeting Agenda Item Submittal

Item To Be Considered: **Street Acceptance Procedures and Update**

Board Meeting Date: **February 11, 2025**

Prepared By: **Rebecca Brehmer, CFM, CZO – Town Planner**

Overview: After directions from the Board to give both an update on upcoming street acceptance requests as well as procedures currently in place by ordinance and policies for this process, the purpose of this memo is for clarification and discussion purposes.

Currently, as outlined in the ordinance sections and policies attached, the procedures in place for prerequisites required before the Board considers accepting any streets or sidewalks are as follows: Warranties submitted by the developer remain on file for one year and are reviewed by our engineer and public works director for accuracy and compliance stating that the streets and sidewalks are constructed to the correct standard and are in good repair. As far as stormwater, inspection reports by NCDEQ are provided in order for stormwater systems to be transferred from developer to HOA which shows that the stormwater system is functioning correctly and will not impact the longevity of the streets and sidewalks. It is important to note that the Town typically does not take on stormwater maintenance or ownership as part of the street acceptance process. We feel that with the standards outlined in the ordinance as well as administrative procedures and policies in place, this process is able to function efficiently.

Prior and upcoming street acceptance requests:

- The Board accepted streets and sidewalks for Shadow Creek at their November 12, 2024, regular meeting after the standards listed above were met.
- The Board will soon hear a request for street and sidewalk acceptance for Swansgate. They have completed repairs to the streets that were outlined in the engineer report and currently are waiting on the ArmyCorps to approve moving a wetland line based on a delineation completed by ECS. Once this is done, they will be able to install the sidewalk along Main St Ext that is required by the Town and proceed with the acceptance request.

Background Attachment(s):

1. § 152.326 Conformance Prerequisite to Acceptance of Streets, Extension of Public Services, and the Like
2. § 152.384 Warranties, Sureties, and Improvements Guarantees
3. § 93.001 Board Approval of New Streets
4. Board of Commissioners Policy No. 15 – Private Roads and Associated Facilities Acceptance of Dedication and Maintenance

Recommended Action: Receive update.

Action: _____
