

P12-60

PENDING AMENDMENT

County Subdivision Ordinance
Class "C" Private Streets

CURRENT MEETING INFORMATION:

Cumberland County Board of Commissioners, October 15, 2012 at 6:45 pm,
Commissioners' Hearing Room, Room # 118 (Main Courthouse), 117 Dick Street,
Fayetteville

CASE HEADING:

P12-60: REVISION AND AMENDMENT TO THE CUMBERLAND COUNTY SUBDIVISION ORDINANCE AMENDING ARTICLE XXIII, IMPROVEMENT AND DESIGN STANDARDS; SECTION 2304, STREETS; SUB-SECTION C, PRIVATE STREETS; ALLOWING FOR THE LAND AREA WITHIN A CLASS "C" PRIVATE STREET TO BE COUNTED FOR DENSITY PURPOSES; AND UPDATING THE TABLE OF CONTENTS IF APPROPRIATE.

ADDITIONAL INFORMATION:

Complete text is attached.

The Joint Planning Board's Land Use Codes Committee has considered this text amendment and recommends approval as attached.

On September 18, 2012 the Joint Planning Board considered the proposed amendment and unanimously voted to recommend approval of the attached.

CONTACT INFORMATION:

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P12-60
Cumberland County

Subdivision Ordinance Amendment
(Class "C" private street right-of-way)

P12-60: REVISION AND AMENDMENT TO THE CUMBERLAND COUNTY SUBDIVISION ORDINANCE AMENDING ARTICLE XXIII, IMPROVEMENT AND DESIGN STANDARDS; SECTION 2304, STREETS; SUB-SECTION C, PRIVATE STREETS; ALLOWING FOR THE LAND AREA WITHIN A CLASS "C" PRIVATE STREET TO BE COUNTED FOR DENSITY PURPOSES; AND UPDATING THE TABLE OF CONTENTS IF APPROPRIATE.

AMEND Article XXIII, Improvement and Design Standards; Section 2304, Streets; sub-section C, *Private streets*, as indicated below:

SECTION 2304. STREETS.

C. *Private streets.* Private streets will be permitted to serve as access within subdivisions or other developments; however, dedication of public streets and other rights-of-way or easements may be required if such are indicated on the official plans as adopted by the County Board of Commissioners, a governing body of a municipality in Cumberland County or the Planning Board. Public streets and/or other rights-of-way or easements or public access over private streets will be required where the Planning Board, the NCDOT, or public utility agency determines that such are necessary in order to promote the continuity of existing streets or utility systems or otherwise protect and promote the public health, safety and welfare.

1. *NCDOT specifications.* Unless otherwise approved, the developer shall reserve enough area along all private streets to meet NCDOT specifications for right-of-way width requirements on secondary roads. Except for Class "C" private streets, the land ~~Such~~ area within the private street right-of-way as is required to be reserved may not be used toward lot area requirements. The area within any private street right-of-way, regardless of class or type of street shall not ~~or~~ be included in any required yard space.