

TEXT AMENDMENT CASE #2-08

TEXT AMENDMENT CASE #2-08: Amend Section 4-7-2(B) of the Guilford County Development Ordinance concerning Street Access Requirements at the terminus of dead-end streets under certain conditions.

STAFF COMMENTS: This ordinance amendment was initiated by the County's Board of Adjustment to provide conditions appropriate for staff level approval. The BOA endorsed the amendment as presented, and the conditions outlined have been reviewed and are recommended by the Technical Review Committee (TRC).

Existing language:

4-7-2 Street Access Requirements.

- (B) *Dead-End Streets:* For purposes of this Section the terminus of a dead-end street does not provide the required access to a publicly maintained street unless that terminus is a circular turnaround or other turnaround approved and constructed in conformance with Article V (Subdivision: Procedures and Standards).

Proposed language reviewed by the Technical Review Committee (TRC):

4-7.2 Street Access Requirements.

- (B) *Dead-End Streets:* For purposes of this Section the terminus of a dead-end street does not provide the required access ~~to a publicly maintained street~~ unless (1) that terminus is a circular turnaround or other turnaround approved and constructed in conformance with Article V (Subdivision: Procedures and Standards) or (2) the terminus abuts a residentially zoned parcel that is ten (10) acres or larger, and meets all of the following conditions:

- (a) The dead-end street is not identified as a thoroughfare, future thoroughfare, collector, or future collector on the most recently adopted thoroughfare or collector street plan;
- (b) Access will be limited to one driveway to serve one single-family dwelling and its uninhabited accessory structure(s);
- (c) The physical location of existing and/or proposed structures and supporting infrastructure will not impede future extension of the dead-end street;
- (d) A letter of "no objection" is provided by the North Carolina Department of Transportation, Division 7 office; and
- (e) The Fire Marshal determines the proposed access will not impede the delivery of emergency services to the property.

PUBLIC COMMENTS:

PLANNING BOARD RECOMMENDATIONS:

Motion to Recommend Approval for Text Amendment to BCC:

Seconded by:

Vote ____ to ____ in favor of the motion.

ROLL CALL VOTE:

Apple	_____	Deal	_____
Davis	_____	McKinney (A)	_____
Brigman	_____	Wood (A)	_____
Gordon	_____	Derrickson (A)	_____
Proctor	_____	Walton-Munden (A)	_____
Craft	_____	Leonard (A)	_____