




TO: Mayor Linda Gorton
Urban County Council
Sally Hamilton, Chief Administrative Officer

FROM: Jim Duncan, AICP, Director 
Division of Planning

DATE: August 22, 2022

SUBJECT: Warrenton Woods Subdivision – Request to Dedicate Private Streets
(CAO Policy 32)

Request

Request Council authorization to accept Warrenton Woods Subdivision’s private streets to public right-of-way, provided the contingencies are met.

The Warrenton Woods Subdivision, through its established homeowners association, has requested to dedicate private streets to the LFUCG. In consideration of the request, the Urban County Planning Commission held a public meeting on July 14, 2022 to review four final record plats and the associated request for a waiver of current public street requirements (see attached agenda, minutes, and staff report from the afore mentioned meeting).

Purpose

Pursuant to CAO Policy 32, the Urban County Planning Commission approved the four plats unanimously on July 14, 2022. **The Planning Commission recommends acceptance of the private streets into the public right-of-way under the following conditions:**

1. The Urban County Council also accepts the private streets into public right-of-way.
2. The Warrenton Woods owners association shall:
 - a. Install 5-foot wide sidewalks along one side of the street system (Warrenwood Wynd, Warrenton Circle, Honeyhill Lane, Hobcaw Land and Meganwood Circle) prior to acceptance as public right-of-way.
 - b. Denote on the final record plats that the existing traffic islands shall be maintained by the Owner’s Association in perpetuity.
 - c. Denote on the final record plats that the cost of any required future stormwater management features shall be the responsibility of the Warrenton Woods Owner Association.



- The Warrenton Woods Owner Association shall submit signed final record plats to the Division of Planning for recordation no later than one calendar year from the Council's action.

In addition, the Division of Engineering has provided an updated cost estimate for sidewalks on one side of the streets (in accordance with the Planning Commission action on the requested waiver) and for the removal of an entrance apron from the current public street network to the existing private streets. Per the Division of Engineering, the apron should be replaced with asphalt driving surface to allow for continuation of a smooth surface into the subdivision. The Division of Traffic Engineering also recommends replacing non-standard street signs and traffic control devices.

Cost/Budget

What is the cost in this budget year and future budget years? No budget impact

The cost for this FY is: None

The cost for future FY is: None

The following estimated costs to the LFUCG, as described above, are the anticipated expenses associated with acceptance of the five private streets into the public right-of-way and in bringing the streets to an acceptable public street standard:

Required Improvement	2022 Estimated Cost to LFUCG
Sidewalks	\$333,000
Removal of Apron and Resurfacing	\$26,500
Signage	\$5,000
Total	\$364,500

These five streets provide frontage for 56 single-family residential lots. The estimated cost for accepting the streets into the public right-of-way is approximately \$6,500 per lot. At this time, it is expected that the requesting property owners would provide the funding.

Are the funds budgeted?

No budget impact

File Number: 0864-22

Duncan/Atkins

