

Saturday, October 5, 2024

Discussion with NCDOT on Neighborhood Road Takeover by the State

- Several conversations took place between Robby Taylor, District Engineer with NCDOT and George Harter of Chadwick Shores, regarding the requirements for the State of NC to take over maintenance of the Chadwick Shores Plantation roads. Below are the key points of the discussion.
- NCDOT evaluates each road for takeover based primarily on the length of the road and number of occupied residents on the individual roads. This is based on Title 19A, Subchapter 02C, Section .0100 (19A NCAC 02C .0100) of the Department of Transportation rules. A copy of this was obtained and is available upon request. Here are some key requirements:
 - Occupied residents are counted based on full time residents receiving a count of 1 and part time residents receiving a count of 1/2. Full and part time residency is defined by the county GIS system. Part time residents have a different mailing address than the property address.
 - Roads under 1 mile in length but greater than 0.2 miles in length are required to have 2 occupied residents for every 0.1 mile.
 - Roads less than 0.2 miles in length are required to have 4 occupied residents.
 - Isolated roads will not be accepted individually. For example, if Settlement meets the occupied residents requirement but all roads leading to Settlement do not, the State will not accept Settlement.
 - Once occupied residency requirements are met, an NCDOT engineer will come out and evaluate the conditions of the roads. Roads must be constructed and maintained to NCDOT standards. The engineer will generate a punch list of corrective actions needed. NCDOT may also conduct tests of the road. We will have to provide details on the septic lines running to the central septic field and under the roads. This list must be addressed in a reasonable amount of time or the evaluation and punch list will need to be repeated.
 - There are other requirements to be met but it appears we comply.

- Amelia Lane will never be accepted by the State. Because (1) it cannot meet the minimum 4 occupied residents requirement and (2) the two lots have access to Mayflower and the circle on Orchard for ingress/egress, it is considered a private road or drive.
- Below is a summary of the NCDOT assessment of our neighborhood against the occupied residency requirements and my assessment of our potential status:
 - I have included my assessment of the current occupied resident count which differs from the NCDOT numbers. I inquired as to how we reconcile these counts and was told the GIS database would need to be corrected. This would required individual residents to address.

Table 1

	NCDOT Information			HOA Info		
	Road Length (mi)	Occupied Residents Req	Current Occupied Res Count (1)	Current Resident Count	Lots Unbuilt (3)	Homes Under Const
Mayflower Dr	0.55	11	5.5	7	5	1
Madewood Ln	0.1	4	2.5	3.5	6	2
Settlement Ln	0.4	8	8.5	8.5	9	2
Orchard Circle	0.17	4	1.5	3	5	0
Amelia Ln (2)	0.12	4	0	0	2	0
	(1) Full time residents have a count of 1. Part time residents have a count of 1/2. Counts come from county/state GIS, mailing address different from house address is a part time resident.					
	(2) Since Amelia Ln has only 2 lots allocated, it will never meet the State requirements and therefore will not be taken over by the State. Lots 44 and 42 have the ability to access Mayflower and the circle on Orchard, giving more support for the conclusion.					
	(3) The lots unbuilt count takes into account those lots combined for perk issues (42/43, 54/55, 56/57, 60/61), lots owned and combined to form a single lot (1/2, 10/11, 12/13, 32/33) and excludes lot 45 common area. The total buildable lot count currently would be 53.					

- Recommended next steps:
 - Work with residents to resolve any discrepancies in the GIS database to increase full time resident count
 - Locate original road construction permit and verify compliance with current NCDOT standards.
 - Decide on next steps for Amelia Ln and how to address with lot owners.