

STREET PAVING PROCEDURES

Like most municipalities, the City of Albemarle still has a few remaining gravel roads. These are roads that, at the time of development, were not constructed as paved roads by the neighborhood developer. It is safe to say that most people in the twenty-first century prefer to live on a paved road instead of a gravel road. No matter the type of road you live on, if it is a City of Albemarle roadway, the City will maintain it as either a gravel or paved road. If you are interested in routine road maintenance and repairs please call 704-984-9665. If you are interested in converting your gravel road to a paved road, the following explains the process.

The Process

Any road eligible to fall under this procedure must be a City of Albemarle maintained roadway. Any property owner on the street can begin the process. The first step is that a petition must be acquired from the City of Albemarle to determine the interest of the property owners on the gravel road in converting the road from gravel to paved. Cost of the petition is \$10.00. Once the money for the petition is received a map is provided along with the petition to assist you with this process. To be eligible for formal consideration by the City Council, **the petition must be returned to the City with the signatures of a majority of the property owners along both side of the section of road under consideration and those property owners signing the petition must own a majority of the street frontage along the section of road.** If the proper signatures are acquired on the petition, it should be return to the City Clerk who will examine the petition for validity. If the petition meets all City requirements it will be presented to the Mayor and City Council who will hold a public hearing to consider the request. Every property owner along the section of street up for paving, whether they signed the petition or not, will be notified of the impending public hearing via certified mail. At the public hearing everyone will have an opportunity to speak on behalf of or in opposition to the proposed street paving with the final decision resting with the City Council.

The Cost

Each property owner along a street approved for paving, whether they signed the petition or not, will be responsible for a portion of the cost of the street paving. Owners pay for only the materials necessary to pave the road. The City of Albemarle will pay for expenses such as labor, equipment, fuel and other costs. Property owners pay for the specific improvement or upgrade to the street that they are requesting. The amount each individual owner is to pay is based on the going rate as provided below. That rate is multiplied by the number of feet owned abutting the road to be improved. The current cost per foot to pave a street is:

- 18-foot wide street paving No longer available
- 20-foot wide street paving \$13.48 per foot per side

(Example – A property owner owning 100 feet of road frontage and receiving the 20-foot wide paving would have a total bill of \$1,348.00 (\$13.48 per foot x 100 feet of road frontage)

This price valid if the project approved prior to June 30, 2017. Each July 1 the cost of the project is adjusted to accurately reflect the cost of providing these improvements.

Payment Options

No one pays until the project is complete and the property owners on the street are once again notified by the City of the intent to bill for the project. Property owners have two options for payment of their share of the street improvement assessments. Property owners have the option to pay the full amount after the completion of the project and receive a 10% discount. For example, if a property owner's total assessment is \$700 and the owner chooses to pay in full, they would only have to pay \$630 (\$700 – 10% discount = \$630).

Property owners may also choose another payment method whereby the payments are spread over a ten-year period. If this method is selected, a property owner will be billed annually for 1/10 the total assessment amount plus 8% interest on the unpaid balance.

Because the project is considered an improvement to the property, if property is sold and there is a balance remaining on the assessment, the City will consider the new owner of the property responsible for the outstanding balance on the unpaid assessment.

Interested?

If you are interested in finding out more about this process or would like to move forward with implementing this process, please call the City of Albemarle Public Works Department at 704-984-9665.