



Legislation Details (With Text)

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Title: Resolution Closing a Portion of East Meadowview Road from a Point Approximately 732 Feet East of its Intersection with Mcarthur Drive Eastward Approximately 291 Feet to its Terminus.
Sponsors: Planning
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Attachments: 1. EMeadowviewRdCloseMap, 2. Norris Family Investments, 3. meadowview rd petition, 4. PB minutes draft, 5. 17-0527 meadowview resolution

Date	Ver.	Action By	Action	Result
8/15/2017	1	City Council	adopt	Pass

Resolution Closing a Portion of East Meadowview Road from a Point Approximately 732 Feet East of its Intersection with Mcarthur Drive Eastward Approximately 291 Feet to its Terminus.

Department: Planning
Council District: District #1

Public Hearing: Yes
Advertising Date/By: August 8 and 10, 2017/ City Clerk

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PURPOSE:

Norris Family Investments, LLC has requested the closing of a portion of East Meadowview Road from a point approximately 732 feet east of its intersection with Mcarthur Drive eastward approximately 291 feet to its terminus. Staff requests that City Council hold a public hearing to receive public comment and to consider adoption of the street closing resolution.

BACKGROUND:

The petition was signed by the property owner bordering 584 feet (100%) of the 584 feet of total frontage along the right-of-way.

The closing is being requested so that the land can be added to the abutting property to aid future development and changes to vehicular circulation.

BUDGET IMPACT:

There will be no impact on the current or future budgets.

RECOMMENDATION / ACTION REQUESTED: The Technical Review Committee (TRC) feels circumstances here allow the City to make the two required determinations for a street closing: (1) that closing the street to vehicular traffic is not contrary to the public interest, and (2) that no property owner in the vicinity is deprived of reasonable means of ingress and egress.

In order to maintain “reasonable means of ingress and egress,” the applicant has been advised that the two resultant lots would need to be recombined so that each lot has frontage and direct vehicular access to a public street.

Therefore, the Technical Review Committee (TRC) recommended the closing with six conditions: (1) That the City shall retain 20-foot utility easements over existing utility lines until such time as the lines are no longer needed for public use; (2) That the applicant shall secure the gate within the area to be closed with a method that provides off-hours emergency services access; (3) That a new cul-de-sac be properly designed and constructed as a turn-around at the terminus of the portion of East Meadowview Road that is to remain open; (4) That the construction plans for the new cul-de-sac for East Meadowview Road be approved by the Department of Engineering and Inspections before the plat is recorded; (5) That a driveway permit for the access points to the new cul-de-sac for East Meadowview Road be approved by the Greensboro Department of Transportation before the plat is recorded; (6) That the street closure is to become effective upon the recording of a plat in the Guilford County Register of Deeds that depicts the portion of street to be closed being combined with the abutting property and dedicates the right-of-way necessary for the new cul-de-sac for East Meadowview Road. The plat shall be signed by each property owner who has an ownership interest in the portion of street to be closed and the area to be dedicated as right-of-way.

The Planning Board recommended this closing, with the stated conditions, at its July meeting on a vote of 9-0.

Accordingly, it is recommended that on August 15, 2017, the City Council hold a public hearing to receive public comment and to consider adoption of the resolution closing A portion of East Meadowview Road.