



Legislation Text

File #: ID 18-0012, **Version:** 1

Resolution Closing a Portion of East Terrell Street (Evonik Corporation / James Reittenger and Patsy Reittenger)

Department: Planning
Council District: District #1

Public Hearing: Yes
Advertising Date/By: January 4 and 11, 2018/ City Clerk

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PURPOSE:

The property owners have requested the closing of a portion of East Terrell Street. Staff requests that City Council hold a public hearing to receive public comment and to consider adoption of the street closing resolution.

BACKGROUND:

A request has been received to close the portion of East Terrell Street from a point approximately 200 feet east of its intersection with South Elm-Eugene Street eastward a distance of approximately 235 feet to its terminus.

The right-of-way for this portion of street was dedicated to the City of Greensboro as part of the Elm Industrial Area Subdivision recorded in Plat Book 27 on Page 57 (January 1959).

The applicants/owners are Evonik Corporation / James Reittenger and Patsy Reittenger.

The petition has been signed by the owners having frontage along 470 feet (100%) of the 470 feet of frontage along the portion of street to be closed.

The closing is being requested so that the land can be added to the abutting property to improve vehicular access and create the ability to provide cross access for vehicles in the future.

BUDGET IMPACT:

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

RECOMMENDATION / ACTION REQUESTED: At their December 5, 2017 meeting, the Technical Review Committee (TRC) felt that circumstances here allowed 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. Therefore, the TRC recommended the closing of the above-specified portion of East Terrell Street with the following 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 install a five-foot wide concrete strip between the portion of street to remain public (open) and the portion to be closed prior to the recording of the recombination plat.
3. That the applicant shall dedicate a private ingress and egress easement for the benefit of Tax Parcel 0029743 within the entire portion of street to be closed.
4. That vehicles accessing the abutting property shall not be permitted to queue within the portion of street to remain open.
5. That the applicant shall dedicate a public access easement at the terminus of the street to remain public (open) with dimensions as per those depicted on City Standard #502 for a “Branch” type turn-around.
6. That the street closure is to become effective upon the recording of a recombination plat in the Guilford County Register of Deeds that depicts the portion of street to be closed being combined with the abutting property, the dedication of the private ingress and egress easement, and the dedication of the public access turn-around easement. Each property owner who has an ownership interest in the portion of street to be closed shall sign the plat.

The Planning Board recommended this closing, with the stated conditions, at its December meeting on a vote of 6-0.

Accordingly, it is recommended that on January 16, 2018, the City Council hold a public hearing to receive public comment and to consider adoption of the resolution closing a portion of East Terrell Street.