



City of Greensboro

Melvin Municipal
Office Building
300 W. Washington Street
Greensboro, NC 27401

Agenda Report

File Number: 2021-527

Agenda Item# H.6.

Agenda Date: 12/21/2021. **Department:** Planning

Meeting Type: Council Meeting **Category:** Public Hearing Agenda

Title: 2021-527 - Public Hearing for a Resolution Closing a Portion of Brevard Street and a Portion of Gay Terrace. (The Masonic and Eastern Star Home of North Carolina, Inc. and Spring Garden Coapman, LLC)

Council Priority: Place an 'x' in the box.

- ☐ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☒ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: District 4

Public Hearing: Yes

Advertising Date/By: December 10 and 16, 2021/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

The property owner has requested the closing of a portion of Brevard Street and a portion of Gay Terrace. Staff requests that City Council hold a public hearing to receive public comment and to consider adoption of the street closing resolution.

BACKGROUND:

This request involves the right-of-way for the following streets:

Brevard Street - From the eastern right-of-way line for Coapman Street eastward approximately 650 feet to its terminus; and

Gay Terrace - From the southern right-of-way line for Brevard Street southward a distance of approximately 127 feet.

The petition was signed by the property owners bordering on 100% of the right-of-way.

This street was dedicated as part of the “Masonic Place Subdivision” as recorded in Plat 4 on Page 104 (1918).

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

BUDGET IMPACT:

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

ACCOUNT NUMBER:

N/A

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council hold a public hearing to receive public comment and to consider adoption of the resolution closing the requested portion of Brevard Street and the requested portion of Gay Terrace.

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.

Therefore, the Technical Review Committee (TRC) recommended the closing with three 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) Before the street closure can be considered final, a turnaround must be constructed at the new terminus of Gay Terrace in accordance with Greensboro Department of Transportation standards; and (3) Before the street closure can be considered final, the existing fire hydrant located at the southeast corner of the intersection of Brevard Street and Gay Terrace must be relocated in accordance with Fire Code.

The Zoning Commission recommended this closing, with the stated conditions, at its November meeting on a vote of 8-0.