

**PARTIAL MINUTES OF THE
ZONING COMMISSION
November 15, 2021**

STREET CLOSURE REQUESTS:

PL(P) 21-35: Brevard Street: From the eastern right-of-way line for Coapman Street, eastward southward approximately 650 feet to its terminus. And

PL(P) 21-36: Gary Terrace: From the southern right-of way line for Brevard Street, southward a distance of approximately 127 feet.

Mr. Carter stated that staff received a street closure petition for Brevard Street & Gary Terrace. The total area of the right of way was 0.667 acres. The signees on the petition make up 100% of the road's frontage along the right of way, making it a valid petition to move forward. To approve the street closing the City has to make two determinations to close a street; (1.) That closing the street to vehicular traffic is not contrary to the public interest; (2.) That no property owner in the vicinity is deprived of reasonable means of ingress and egress. The Technical Review Committee met on November 4, 2021 and recommended approval of the street closure, with the following conditions:

1. The City shall retain a 20-foot utility easements over any existing utility line until such time as the lines are no longer needed for public use.
2. Before the street closure can be considered final, a turn around must be constructed at the new terminus of Gay Terrace, in accordance with the Greensboro Department of Transportation standards.
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.

Chair O'Connor inquired if there were questions for Mr. Carter. Seeing none, Chair O'Connor advised there were two separate motions needed for the two separate street closings. In response to Commissioner questions, Mr. Carter showed the plan submitted by the applicant indicting the portion north of Brevard Street that was requested to be closed. The proposed new right of way dedicated for the turnover was also depicted at the terminus of Gay Terrace. The portion of Gay terrace from the north side was depicted at the newly dedicated right of way that is proposed to be closed. Mr. Carter advised there were some properties that appear to not have the correct amount of access. It will be the minimum access on the newly dedicated right of way or are owned by the same owner adjacent and could be combined to provide access.

Chair O'Connor inquired if the applicant wished to speak. Joey Transou, 170 Alpine Court, Winston-Salem, stated he was a member of the Board of Directors and advised he would answer any questions the Commissioners had. Chair O'Connor inquired if there was anyone else wishing to speak in favor of the application. Chair O'Connor inquired if the Commissioners had questions. Hearing none, Chair O'Connor closed the public hearing and requested a motion. Mr. Kirkman reminded the Commission that there would be two separate actions, to close the portion of Brevard Street and to close the portion of Gay Terrace.

Mr. Bryson made a motion to grant the street closure request for PL(P)21-35 for portions of Brevard Street. Seconded by Mr. Alford. The Commission voted 8-0. (Ayes: Jones, Skenes, Alford, Magid, Egbert, Peterson, Vice Chair Bryson, and Chair O'Connor; Nays: 0). Mr. Bryson then made a motion to grant the street closure request for PL(P)21-36 for Gay Terrace. Seconded by Mr. Alford. The Commission voted 8-0. (Ayes: Jones, Skenes, Alford, Magid, Egbert, Peterson, Vice Chair Bryson, and Chair O'Connor; Nays: 0). Chair O'Connor stated both motions constituted favorable recommendations that are subject to a public hearing at the December 21, 2021, City Council meeting.