



City of Greensboro

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

Agenda Report

File Number: 2022-496

Agenda Item# H.2.

Agenda Date: 6/21/2022. **Department:** Planning

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

Title: 2022- 496 Public Hearing for the Resolution Closing Marian Road, David Street, Windsor Road, and Edgemore Road. (RAK, LLC, RAK Pisgah Church, LLC and Cynthia Peeden Scott)

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: #3

Public Hearing: Yes

Advertising Date/By: June 2 and June 9, 2022/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext 2149

Contact 2 and Phone: Steve Galanti, Ext 2918

PURPOSE:

The property owners have requested the closing of Marian Road, David Street, Windsor Road, and Edgemore Road. Staff requests that City Council hold a public hearing to receive public comment and to consider adoption of the street closing resolution.

BACKGROUND:

The streets requested to be closed are:

Marian Road - From the northern right-of-way line for David Street northward a distance of approximately 310 feet to its terminus,

David Street - From the western right-of-way line for North Church Street westward a distance of approximately 510 feet to the western right-of-way line for Windsor Road,

Windsor Road - From its current terminus northwestward a distance of approximately 165 feet to the northwest corner of Lot 352, and

Edgemore Road - From the western right-of-way line for Pax Road southeastward a distance of approximately 425 feet to its terminus.

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

These streets were dedicated as public right-of-way as part of the Jesse Wharton School Development plat in June of 1927 as recorded in Plat Book 8 on Pages 22 and 23.

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:

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 lots would need to be recombined so that all lots have frontage and direct vehicular access to a public street.

Therefore, the TRC recommended the closing of the above-specified Marian Road, David Street, Windsor Road, and Edgemore Road with the following condition:

That the street closures shall become effective upon the recording of a plat in the Guilford County Register of Deeds that combines all of the lots with frontage on Marian Road, David Street, Windsor Road, and Edgemore Road with abutting property so that the resultant lot or lots have frontage and direct vehicular access to a public street.

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

Accordingly, it is recommended that City Council hold a public hearing to receive public comment and to consider adoption of the resolution closing Marian Road, David Street, Windsor Road, and Edgemore Road.