



City of Greensboro

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

Agenda Report

File Number: 2022-699

Agenda Item# H.8.

Agenda Date: 7/19/2022 **Department:** Planning

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

Title: 2022-699 Public Hearing for the Resolution Closing Luray Drive, Hyde Drive, and a Portion of Hudgins Drive. (Housing Authority of the City of Greensboro)

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 #1

Public Hearing: Yes

Advertising Date/By: July 7 and July 14, 2022/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Steve Galanti, Ext. 2918

PURPOSE:

The property owner has requested the closing of Luray Drive, Hyde Drive, and a portion of Hudgins Drive. 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 Luray Drive, Hyde Drive, and Hudgins Drive and the streets to be closed are described as follows:

- 1) Luray Drive from the Northern Right-of-way Line for West Florida Street to the Northern Right-of-way Line for Hyde Drive (+ 980 feet);
- 2) Hyde Drive from the Eastern Right-of-way Line for Luray Drive to the Western Right-of-way Line for Hudgins Drive (+ 1,010 feet); and

3) Hudgins Drive from the Northern Right-of-way line for West Florida Street to the Eastern Right-of-way Line for Freeman Mill Road (+ 1,320 feet).

The applicant/abutting owner is the Housing Authority of Greensboro. The right-of-way associated with this street closing request is approximately 3,310 linear feet and 3.81 acres. The petition was signed by the property owner bordering 6,620 feet (100%) of the 6,620 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.

The Fire Department notes that no fire apparatus access roads can be closed until the structure that requires this road is demolished and debris removed. Fire access shall be maintained within 100 feet of all temporary or permanent FDC's. All required fire hydrant coverage shall be maintained for buildings that are still intact or demolished until debris has been removed from site. Any fire apparatus access road shall not exceed 150-foot long without a fire truck turnaround sufficient for a 10-foot wide and 50-foot long fire apparatus. All fire apparatus access roads shall be maintained at 20-foot wide and 13.5-foot height and be an all-weather surface.

Prior to City Council's action on this street closing, the property owner has agreed to prepare and record a fire apparatus access road maintenance agreement in the Guilford County Register of Deeds to ensure that the street pavement will remain for fire access until the existing buildings are demolished and the debris is removed.

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.

Therefore, the Technical Review Committee (TRC) recommended the closing with two 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; and
- 2) That the street closure is to become effective upon the recording of a plat in the Guilford County Register of Deeds that depicts the streets to be closed being combined with the abutting property so that each resultant lot has frontage and direct vehicular access to a public street.

The Zoning Commission recommended this closing, with the stated conditions, at its June meeting on a vote of 7-0.

Accordingly, it is recommended that City Council hold a public hearing to receive public comment and to consider adoption of the resolution closing Luray Drive, Hyde Drive and a portion of Hudgins Drive.