



City of Greensboro

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

Agenda Report

File Number: 2022-1069

Agenda Item# H.3.

Agenda Date: 11/15/2022. **Department:** Planning

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

Title: 2022-1069 Public Hearing for the Resolution Closing Washington Road, Fremont Drive and Oak Street Avenue

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 #5

Public Hearing: Yes

Advertising Date/By: November 3 and 10, 2022/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Steve Galanti, Ext. 2918

PURPOSE:

John Carrol, Gail Shepard, Nora Carroll, Nancy Ratcliffe, Mathew Tedder, and Patricia Hilton have requested the closing of Washington Road, Fremont Drive and Oak Street Avenue. Staff requests that City Council hold a public hearing to receive public comment and to consider adoption of the street closing resolution.

BACKGROUND:

The City of Greensboro has received a street closing petition requesting the closing of the following streets:

WASHINGTON ROAD - From the southern right-of-way line for Fremont Drive southwestward to its terminus (+410 feet);

FREMONT DRIVE - From the eastern right-of-way line for Guilford College Road southeastward to the western right-of-way line for Oak Avenue (+645 feet); and

OAK AVENUE - From the northern right-of-way line for Fremont Drive southwestward to the northern right-of-way line for Sapp road (+375 feet).

The petition was signed by the property owners bordering 2,810 feet (98%) of the 2,860 feet of total frontage along the right-of-way.

These streets were dedicated as public right-of-way as part of the “Subdivision of the Land of J.H. Tedder” in October of 1926 as recorded in Plat Book 7 on Pages 96.

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

At their September 23, 2022 meeting, the Technical Review Committee (TRC) recommended the closing of the above-specified Washington Road, Fremont Drive, and Oak Avenue with the 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 Washington Road, Fremont Drive, and Oak Avenue with abutting property so that the resultant lot or lots have frontage and direct vehicular access to a public street.

Before the City Council can consider any proposed street closing, the Planning and Zoning Commission must provide a recommendation.

At its October 17, 2022, meeting, staff requests that the Planning and Zoning Commission hold a public hearing, receive public input and consider making a recommendation to City Council.
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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 two resultant lots would need to be recombined so that each lot has frontage and direct vehicular access to a public street.

Therefore, the Technical Review Committee (TRC) recommended the closing with the 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 Washington Road, Fremont Drive,

and Oak Avenue 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 October meeting on a vote of 5-0.

Accordingly, it is recommended that City Council hold a public hearing to receive public comment and to consider adoption of the resolution closing Washington Road, Fremont Drive and Oak Street Avenue.