

**MINUTES OF THE
PLANNING AND ZONING COMMISSION
SEPTEMBER 16, 2024**

PL(P) 24-29: Street Closure Request to close a section of Standard Drive that bisects 215 Standard Drive by approximately 778 feet. (RECOMMENDED APPROVAL)

Mr. Carter reviewed the summary information for the street closure and stated that the Planning and Zoning Commission is considering a recommendation on closing the following street:

- 1) A section of Standard Drive that bisects 215 Standard Drive by approximately 778 feet. The total area of R-O-W that is requested to be closed is identified as approximately 5,494 square feet (0.13 acres). The signee makes up 100% of the road frontage along the R-O-W requested to be closed.

Mr. Carter stated that the City should make two determinations in order to close the street: (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. He advised that the Technical Review Committee recommended approval of the proposed street closure with the following conditions:

- 1) The street closure is not final until a plat is recorded satisfying the conditions below and showing the area within the closed right of way being combined in with the remainder of 215 Standard Drive.
- 2) Where required, a stormwater drainage easement shall be dedicated on the plat.
- 3) In accordance with Greensboro Department of Transportation Standards, turnarounds are required at the ends of both remaining sections of Standard Drive. If the section of Standard Drive connecting to Little Santee Road is closed, then the northwest turnaround may also be closed. If all residential structures are removed from the property and a gate is installed at the point where Standard Drive crosses the western property line of 215 Standard Drive, then the northwest turnaround is not required.

Chair O'Connor asked for questions from the Commissioners.

Vice Chair Magid asked for clarification on the location of the road closure pointing on the site plan.

Mr. Carter confirmed the location of the road closure.

Hearing no further comments Chair O'Connor closed the public hearing.

Mr. Engle then made a motion to recommend the street closure request as conditioned, seconded by Mr. Downing. The Commission voted 8-0, (Ayes: Chair Sandra O'Connor, Vice Chair Catherine Magid, Skenes, Downing, Engle, Gilmer Sr., Turner and Glass) Nays: (None).

Chair O'Connor advised the votes constituted a favorable recommendation and was subject to a public hearing at the Tuesday, October 15, 2024 City Council Meeting.