

CITY OF HIGH POINT

AGENDA ITEM



Title: Right-Of-Way Encroachment RE-22-0010 (PETERS HOLDINGS LLC)

From: Chris Andrews, Interim Planning &
Development Director

Meeting Date: May 2, 2022

Public Hearing: No

Advertising Date: Not Applicable

Attachments: A. Staff Report
B. Site Location Map
C. Exhibit Map

Advertised By: Not Applicable

PURPOSE:

A request by PETERS HOLDINGS LLC to install a 4-foot high fence and 4 entry columns within the Emerywood Dr right-of-way. The site is located at the corner of Forest Hill Dr and Emerywood Dr (909 Forest Hill Dr).

BACKGROUND:

Staff report and recommendation is enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends approval of Right-Of-Way Encroachment RE-22-0010 with conditions as noted on the Exhibit Map.

**CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT**

RIGHT-OF-WAY ENCROACHMENT

RE-22-0010

May 2, 2022

Request	
Applicant: PETERS HOLDINGS LLC	Proposal: A request by PETERS HOLDINGS LLC to install a 4-foot-high fence and 4 entry columns within the Emerywood Dr right-of-way. The site is located at the corner of Forest Hill Dr and Emerywood Dr (909 Forest Hill Dr).

Adjacent Streets		
Name:	Classification:	R/W Width:
Emerywood Dr	Local	R/W varies (55 feet ±)

Analysis

The applicant is requesting permission to allow the installation of a 4-foot-high aluminum powder coated fence with 4 entry columns within the Emerywood Dr right-of-way.

The Technical Review Committee (TRC) reviewed this request and determined that the proposed encroachment would not affect public safety or interfere with maintenance needs. The proposed encroachments will be located outside pedestrian and vehicular travel ways. The proposed fence and entry columns would not interfere with the public water and sewer lines, as the water and sewer mains are located on the opposite side of Emerywood Dr. Staff noted that the fence contractor needs to call 811 for utility locates prior to work commencing and contact Engineering Services to reduce potential conflicts with water service laterals or stormwater pipes.

The location map and exhibit map depicting the location of the proposed encroachments are attached.

Recommendation

Based upon TRC's review, the proposed location of the 4-foot-high fence and the 4 entry columns do not hinder public safety or interfere with street or utility maintenance. Staff recommends approval of the requested right-of-way encroachment with conditions as depicted on the easement exhibit drawings.

Report Preparation

This report was prepared by Planning and Development Department staff member Samuel G. Hinnant, CZO, CFM and was reviewed by Christopher Andrews, AICP.



RIGHT-OF-WAY ENCROACHMENT: RE-22-0010

Peters Holdings, LLC
909 Forest Hill Drive

Existing Zoning Boundary
Subject Property Boundary



Planning & Development
Department

City of High Point

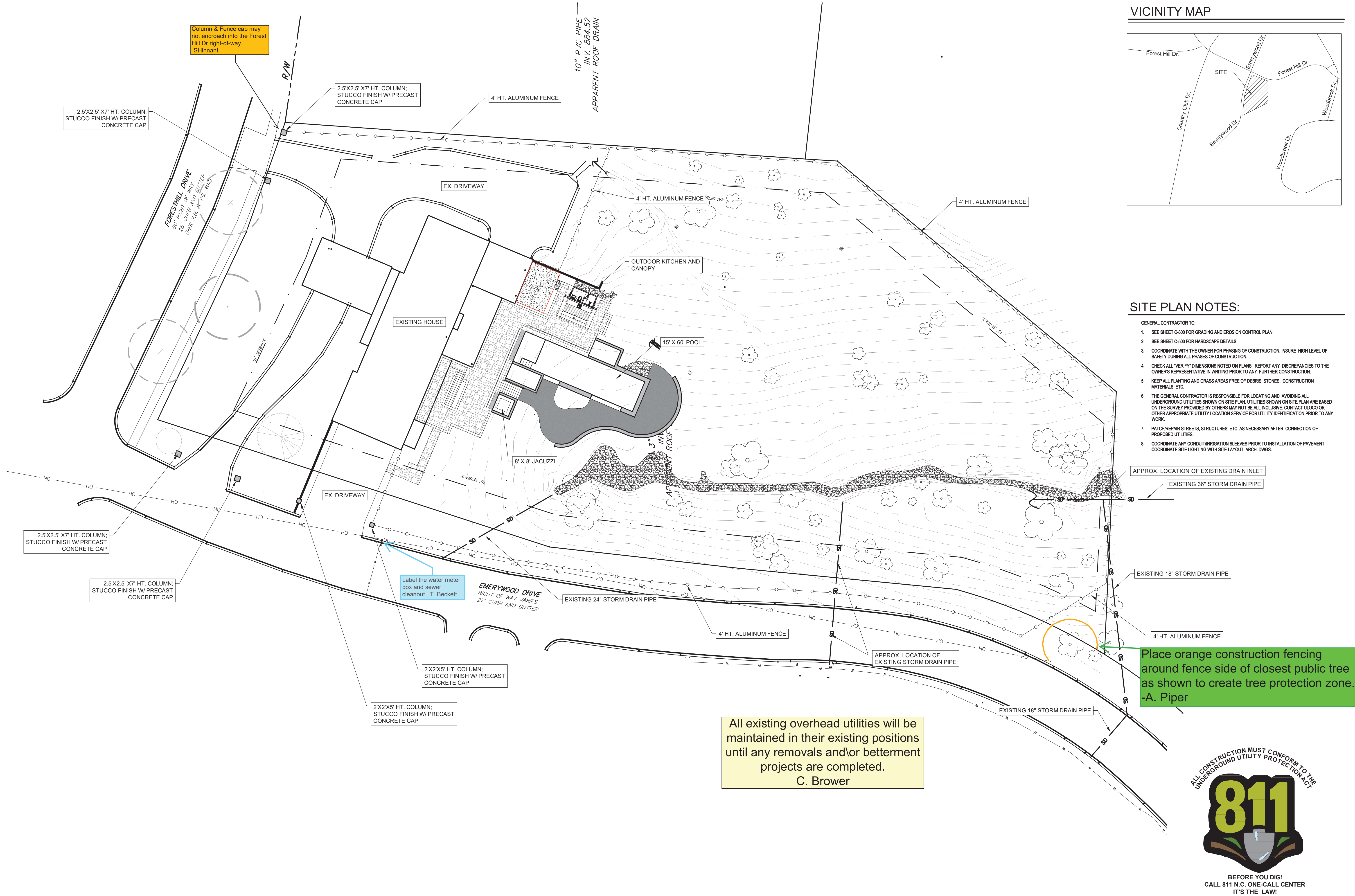


Scale: 1"=200'
G:/Planning/Secure/BAC/
RWE/2022/MXD/re22-0010

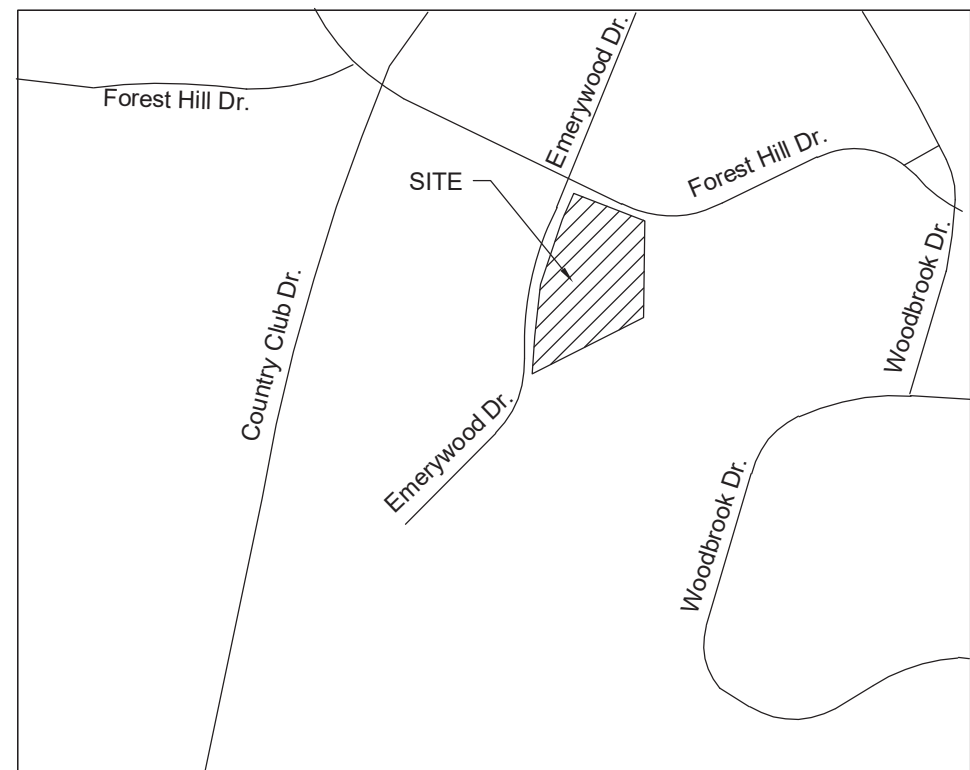
F:\21-17A Drawings\21-17A_03_Plans.dwg : C-200 04/08/22 8:39am

SURVEY DISCLAIMER INFORMATION:

- BOUNDARY & TOPOGRAPHIC INFORMATION HEREIN IS FROM SURVEY INFORMATION SUPPLIED BY:
DAVIS-MARTIN-POWELL AND ASSOCIATES, INC.
6415 OLD PLANK RD.
HIGH POINT, NC 27665
PHONE: (336)886-4821
- DATUM: NAD83(2011)
NAV83



VICINITY MAP



SITE PLAN NOTES:

- GENERAL CONTRACTOR TO:
- SEE SHEET C-200 FOR GRADING AND EROSION CONTROL PLAN.
 - SEE SHEET C-200 FOR HARDSCAPE DETAILS.
 - COORDINATE WITH THE OWNER FOR PHASING OF CONSTRUCTION. INSURE HIGH LEVEL OF SAFETY DURING ALL PHASES OF CONSTRUCTION.
 - CHECK ALL "VERIFY" DIMENSIONS NOTED ON PLANS. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE IN WRITING PRIOR TO ANY FURTHER CONSTRUCTION.
 - KEEP ALL PLANTING AND GRASS AREAS FREE OF DEBRIS, STONES, CONSTRUCTION MATERIALS, ETC.
 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR LOCATING AND AVOIDING ALL UNDERGROUND UTILITIES SHOWN ON SITE PLAN. UTILITIES SHOWN ON SITE PLAN ARE BASED ON THE SURVEY PROVIDED BY OTHERS MAY NOT BE ALL INCLUSIVE. CONTACT 811 OR OTHER APPROPRIATE UTILITY LOCATION SERVICE FOR UTILITY IDENTIFICATION PRIOR TO ANY WORK.
 - PATCH/REPAIR STREETS, STRUCTURES, ETC. AS NECESSARY AFTER CONNECTION OF PROPOSED UTILITIES.
 - COORDINATE ANY CONDUIT/IRRIGATION SLEEVES PRIOR TO INSTALLATION OF PAVEMENT. COORDINATE SITE LIGHTING WITH SITE LAYOUT. ARCH. DWGS.

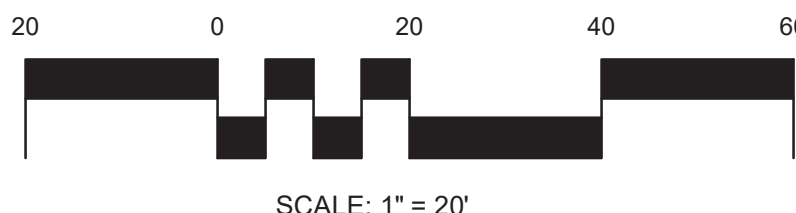
APPROX. LOCATION OF EXISTING DRAIN INLET

EXISTING 36" STORM DRAIN PIPE

EXISTING 18" STORM DRAIN PIPE

4' HT. ALUMINUM FENCE

Place orange construction fencing around fence side of closest public tree as shown to create tree protection zone. -A. Piper



SEALS:



PROJECT:

PETERS RESIDENCE

HIGH POINT, NC

CLIENT:

Dr. Lenny Peters
Founder & CEO
Peters Development, LLC
507 N. Lindsay Street
High Point, NC 27262

DATE: 03/25/22

REVISIONS:

DRAWN: RHP

JOB NO: 21-174

SHEET TITLE:

OVERALL SITE PLAN

SCALE: 1"=20'

SHEET NO.:

C-2.00

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