

CITY OF HIGH POINT

AGENDA ITEM



Title: Street Abandonment 15-13
(Cascade Die Casting Group, Inc.)

From: Lee Burnette, Planning & Development
Director

Meeting Date: February 15, 2016

Public Hearing: Yes

Advertising Date: January 30, 2016 and
February 6, 13, 14, 2016

Advertised By: Planning & Development

Attachments: A. Planning and Zoning Commission Recommendation
B. Staff Report
C. Resolution of Abandonment

PURPOSE:

A request by Cascade Die Casting Group, Inc. to abandon the eastern portion (approximately 200 feet) of the Albertson Road right-of-way.

BACKGROUND:

Staff report and the Planning & Zoning Commission's recommendation is enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

- A. On January 26, 2016, a public hearing was held before the Planning and Zoning Commission regarding Street Abandonment 15-13. The Planning & Zoning Commission recommended **approval** of this request by a vote of 8-0.
- B. Staff recommends **approval** of Street Abandonment Case 15-13 as outlined in the attached staff report.

PLANNING AND ZONING COMMISSION RECOMMENDATION

Cascade Die Casting Group, Inc.

Street Abandonment 15-13

At its January 26, 2016 public hearing, the Planning and Zoning Commission reviewed Street Abandonment 15-13. All members of the Commission were present. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking in favor of the request was the applicant's engineer, Mr. Paul Stimpson, with Labella Associates, 615 St. George Court, Winston-Salem, N.C. Mr. Stimpson made himself available to answer questions from the Commission.

No one spoke in opposition of the request.

The Planning & Zoning Commission recommended approval of Street Abandonment Case 15-13, as recommended by staff, by a vote of 8-0.

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

**STAFF REPORT
STREET ABANDONMENT 15-13
January 26, 2016**

Request	
Applicant: Cascade Die Casting Group, Inc.	Proposal: A request to abandon the eastern portion (approximately 200 feet) of the Albertson Road right-of-way.

Adjacent Streets		
Name:	Classification:	Right-of-Way and Pavement Width:
Albertson Road	Local Street	The right-of-way to be abandoned varies in width up to 59 feet; 24-foot wide paving with side drainage swales

Adjacent Property Zoning and Current Land Use		
North	Heavy Industrial (HI) District	Industrial Use
East	Heavy Industrial (HI) District	West Market Center right-of-way
South	Heavy Industrial (HI) District	West Market Center right-of-way
West	Heavy Industrial (HI) District	Albertson Road right-of-way

Analysis

Cascade Die Casting Group, Inc. has submitted a petition to abandon the eastern most portion of the Albertson Road right-of-way (ROW) abutting their property. The applicant is proposing an expansion of, and site related changes to, its existing facility and has requested this street abandonment to facilitate these proposed improvements.

Prior to 1985, Albertson Road was a primary east-west travel corridor between W. English Road and Prospect Street. With the construction of West Market Center Drive in the late 1980's the Albertson Road street alignment was revised and mostly eliminated. Today, the remaining portion of Albertson Road is an approximately 940-foot long street serving as access from Market Center Drive for eight parcels lying along the north side West Market Center Drive. Cascade Die Casting Group owns parcels abutting the eastern 300 feet of Albertson Road where it dead-ends in front of their property. This eastern portion of this ROW has been used primarily by their employees as parking for the past 25 years.

Since the applicant is the only property owner abutting this segment of the Albertson Road ROW, if abandoned they will receive ownership of all the land area associated with this request, and if abandoned, there will be no impact on accessibility for the applicant or other adjacent property owners. Finally, there is an existing cul-de-sac just to the west of where this abandonment is proposed. This cul-de-sac will remain in a public ROW and will allow vehicles not associated with the Cascade Die Casting facility to safely turn around, and it will act as the terminus of the eastern portion of this ROW.

Findings & Recommendations

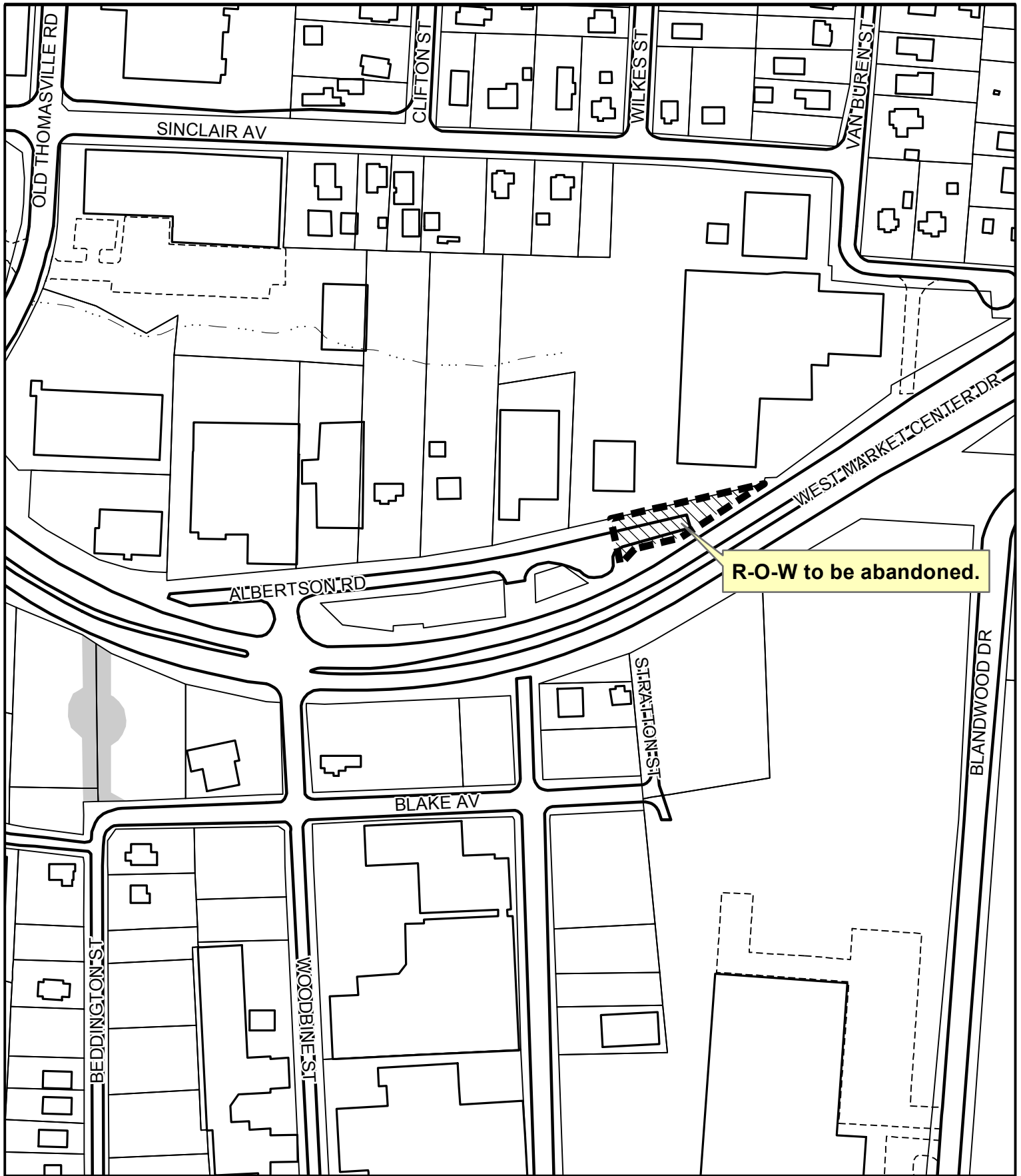
The Technical Review Committee (TRC) reviewed this request and identified no concerns related to the abandonment of this ROW. The Public Service Department and Engineering Services Department have identified City water and sewer lines within this ROW. In addition, Duke Power poles, with aerial lines, are in this area; and Time Warner Cable and NorthState Communication both have lines attached to the Duke Power Poles in this area. Easements must be retained over these various utility lines.

This abandonment of the public's interest and conveyance of the right-of-way to the abutting property owner, as provided by state statutes, is found not to be contrary to the public's interest and is found not to deprive owners in the vicinity of the right-of-way reasonable means of ingress and egress to their property. The Planning and Development Department recommends approval of the request. This recommendation includes the retention of the following utility easements:

- 1) Retention of a 20-foot wide sanitary sewer line easement centered over existing sewer lines within and crossing the right-of-way;
- 2) Retention of a 15-foot wide potable water line easement centered over existing water line lines within and crossing the right-of-way; and
- 3) Retention of a 30-foot wide Duke Power utility easement, which also includes Time Warner Cable lines and NorthState Communication lines, centered over all existing electric lines within and crossing the right-of-way

Report Preparation

This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner, and reviewed by Robert Robbins AICP, Development Services Administrator and Lee Burnette AICP, Director.



STREET ABANDONMENT REQUEST SA15-13

Applicant: Cascade Die Casting Group, Inc.
Area: 0.22 acres



Location of requested street abandonment



Previously abandoned right-of-ways

**Planning & Development
Department**

City of High Point

Date: January 11, 2016



Scale: 1"=200'

G:/Planning/Secure/ba-pz/
2015/pz/sa15-13.mxd

Attachments: Photographs (January 2016) and Aerial (February, 2014)
Looking eastward toward that portion of Albertson Road to be abandoned.



Looking westward toward that portion of Albertson Road to be abandoned.





STREET ABANDONMENT REQUEST SA15-13

Applicant: Cascade Die Casting Group, Inc.

Area: 0.22 acres



Location of requested street abandonment



Previously abandoned right-of-ways

**Planning & Development
Department**

City of High Point

Date: January 11, 2016



Scale: 1"=50'
G:/Planning/Secure/ba-pz/
2015/pz/sa15-13photo.mxd

Return to: Joanne Carlyle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Resolution No. xxxx / 16-xx

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, IN A REGULAR MEETING ASSEMBLED ON THE 15th DAY OF FEBRUARY, 2016, AT 5:30 P.M. IN THE COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING, HIGH POINT, NORTH CAROLINA:

Street Abandonment (Closure) Case 15-13

(Albertson Road right-of-way)

A request by Cascade Die Casting Group, Inc. to abandon the eastern portion (approximately 200 feet) of the Albertson Road right-of-way.

WHEREAS, Cascade Die Casting Group, Inc. has petitioned the City Council of the City of High Point to permanently abandon (close) the eastern portion (approximately 200 feet) of the Albertson Road right-of-way, which is more specifically described as follows:

BEGINNING AT A EXISTING CONCRETE MONUMENT ON THE NORTHERN RIGHT OF WAY OF WEST MARKET CENTER DRIVE (MRKET), THE NORTHERN RIGHT OF WAY LINE OF ALBERTSON ROAD AND A CORNER OF THE CASCADE DIE CASTING GROUP, INC. PARCEL 0178189, THE CENTERLINE STATION OF SAID WEST MARKET CENTER DRIVE, NCDOT PROJECT 8.2534402 BEING LOCATED 47.52' LEFT OF CENTERLINE STATION 147+49.66; THENCE, WITH THE NORTHERN RIGHT OF WAY OF SAID WEST MARKET CENTER DRIVE & THE SOUTHERN RIGHT OF WAY LINE OF SAID ALBERTSON ROAD THE FOLLOWING 3 (THREE) CALLS,

1. SOUTH 60° 55' 15" WEST 139.82' TO A POINT; THENCE,

2. SOUTH 78° 34' 04" WEST 82.65' TO A POINT; THENCE,
3. SOUTH 46° 27' 33" WEST 31.58' TO A POINT; THENCE,
CROSSING SAID ALBERTSON ROAD,

NORTH 11° 15' 20" WEST 59.30' TO A POINT ON THE NORTHERN RIGHT OF WAY OF SAID ALBERTSON ROAD AND THE SOUTHERN PROPERTY LINE OF CASCADE DIE CASTING GROUP, INC. PARCEL 0178189; THENCE, WITH THE NORTHERN RIGHT OF WAY LINE OF SAID ALBERTSON ROAD AND THE SOUTHERN PROPERTY OF SAID CASCADE DIE CASTING GROUP, INC. PARCEL 0178189 THE FOLLOWING 2 (TWO) CALLS,

1. NORTH 78° 44' 40" EAST 42.71' TO A EXISTING IRON PIPE;
THENCE,
2. NORTH 78° 34' 04" EAST 199.75' TO THE POINT AND PLACE
OF BEGINNING.

CONTAINING +/- 7,682 SQUARE FEET (0.17 ACRES) AND SUBJECT TO A 20' SANITARY SEWER EASEMENT CENTERED ON THE EXISTING 8" SANITARY SEWER LINE AND A 15' WATER LINE EASEMENT CENTERED ON THE EXISTING 10" WATER LINE.

WHEREAS, the petition has been duly filed with this Council in a Regular meeting assembled on the 4th day of January, 2016, at 5:30 p.m. setting the 15th day of February, 2016 at 5:30 p.m., in the Council Chambers of the Municipal Building, as the time and place for a public hearing before said Council on said petition, and public notice of said time and place was ordered given, all pursuant to North Carolina G.S. 160A-299; and

WHEREAS, due and proper notice of said hearing to be heard on the petition at this meeting of City Council was made by publication in the High Point Enterprise for four (4) consecutive weeks, beginning January 30, 2016 and February 6, 13, 14, 2016; and,

WHEREAS, the above entitled matter, pursuant to said resolution and notice was called for hearing before said Council at which time there was no objection or opposition offered on the part of any firm or corporation to abandon (closure) a portion of the Albertson Road right-of-way; and

WHEREAS, it appearing to the satisfaction of this Council and the Council finds as a fact that the said right-of-way as herein described is not necessary for ingress and egress to any land adjoining said street; that the closing of said street is not contrary to the public interest and that no other individual, firm or corporation owning property in the vicinity of said street, or in the subdivision in which said street is located, will be deprived of reasonable means of ingress or egress to this property.

NOW THEREFORE BE IT RESOLVED:

1. That the eastern portion (approximately 200 feet) of the Albertson Road right-of-way, as described above, be closed pursuant to North Carolina G.S. 160A-299; and
2. That the City of High Point shall retain a 20-foot wide sanitary sewer easement centered over existing sewer lines within and crossing the right-of-way; and
3. That the City of High Point shall retain a 15-foot wide potable water line easement centered over existing water lines within and crossing the right-of-way; and
4. That the City of High Point shall retain a 30-foot wide Duke Power utility easement, which also includes Time Warner Cable lines and NorthState Communication lines, centered over all existing Duke Power lines within and crossing the right-of-way
5. That a copy of this resolution be filed in the Office of the Register of Deeds for Guilford County, North Carolina.

By order of the City Council,
this the 15th day of February, 2016
Lisa B. Vierling, City Clerk

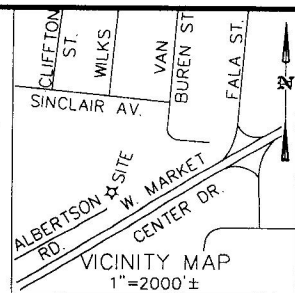
NOTE: THIS SURVEY BASED ON
EXISTING IRON PINS FOUND
AS SHOWN.

THIS PLAT IS SUBJECT TO ANY FACTS
THAT MAY BE DISCLOSED BY A FULL &
ACCURATE TITLE SEARCH.

THIS PLAT IS SUBJECT TO ANY
EASEMENTS, AGREEMENTS, OR
RIGHTS-OF-WAY OF RECORD
PRIOR TO DATE OF THIS MAP.

LEGEND:

- = EXISTING IRON PIN
- = NEW IRON PIN
- ▣ = EXISTING CONCRETE MONUMENT
- CP = COMPUTED POINT
- ⊙ = UTILITY POLE
- ☆ = LIGHT POLE
- R.O.W. = RIGHT-OF-WAY
- MBL = MINIMUM BUILDING LINE
- PB = PLAT BOOK REFERENCE
- DB = DEED BOOK REFERENCE
- U— = OVERHEAD UTILITY LINE
- T— = ELECTRIC TRANSMISSION LINE
- X— = FENCE LINE
- Ⓢ = SANITARY SEWER LINE
- ⓐ = CLEANOUT
- = STORM INLET
- ⦿ = FIRE HYDRANT
- Ⓜ = WATER METER



DB3470, Pg. 2044

BREAK AREA

ENGINEERS OFFICE

CASCADE DIE CASTING GROUP, INC.
DB 3470, Pg. 2044
PARCEL 0178189

15' WATER EASEMENT
CENTERED ON 10" LINE

20' SANITARY SEWER
EASEMENT CENTERED
ON EXISTING 8" LINE

WEST MARKET CENTER DRIVE

AREA
7,682 sq. ft.
0.17 acres

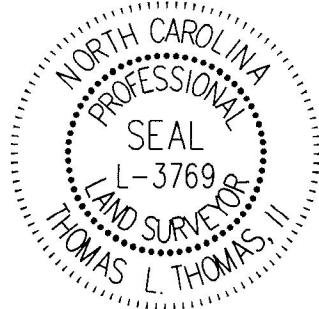
I, THOMAS L. THOMAS II, PLS, CERTIFY THAT THIS MAP WAS DRAWN FROM
AN ACTUAL FIELD SURVEY, AND THAT AREA, IF SHOWN, WAS COMPUTED FROM
COORDINATE GEOMETRY.

I ALSO CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE
RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER
EXCEPTION TO THE DEFINATION OF SUBDIVISION.

WITNESS MY HAND AND SEAL THIS 7th DAY OF DECEMBER, 2015.


THOMAS L. THOMAS, II, PLS L-3769

*** THIS DRAWING DOES NOT COMPLY WITH N.C.G.S. 47-30 ***
** THIS PLAT NOT PREPARED FOR RECORDATION **



MARK TERRY & ASSOCIATES

PROFESSIONAL LAND SURVEYOR

10837 North Main Street
Archdale, NC 27263

Phone: (336) 431-2114

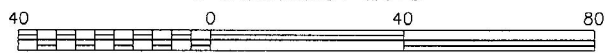
EMAIL: MTERRYINC@AOL.COM

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PROPOSED STREET CLOSING
**FOR CASCADE DIE CASTING
OF ALBERTSON ROAD**

1800 ALBERTSON ROAD
HIGH POINT, HIGH POINT TOWNSHIP
RANDOLPH COUNTY, NORTH CAROLINA

6 DECEMBER 2015



1 inch = 40 ft.

SURVEYED BY: TOM

DRAWN BY: TLT

JOB NO.: 10866R

DESCRIPTION OF AREA OF ALBERTSON ROAD TO BE CLOSED

BEGINNING AT A EXISTING CONCRETE MONUMENT ON THE NORTHERN RIGHT OF WAY OF WEST MARKET CENTER DRIVE (MRKET), THE NORTHERN RIGHT OF WAY LINE OF ALBERTSON ROAD AND A CORNER OF THE CASCADE DIE CASTING GROUP, INC. PARCEL 0178189, THE CENTERLINE STATION OF SAID WEST MARKET CENTER DRIVE, NCDOT PROJECT 8.2534402 BEING LOCATED 47.52' LEFT OF CENTERLINE STATION 147+49.66; THENCE, WITH THE NORTHERN RIGHT OF WAY OF SAID WEST MARKET CENTER DRIVE & THE SOUTHERN RIGHT OF WAY LINE OF SAID ALBERTSON ROAD THE FOLLOWING 3 (THREE) CALLS,

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