



HIGH POINT UNIVERSITY

Mayor Bill Bencini
City of High Point
211 S. Hamilton Street
High Point, NC 27260

RE: North Avenue

Dear Mayor Bencini,

High Point University would like to ask the High Point City Council to “remand” the North Avenue decision back to the Planning & Zoning Commission in a continued effort to work with the residents that were in opposition. We are in continued dialogue and feel it is in the best interest to work towards a positive recommendation from Planning & Zoning prior to a City Council decision. Please let me know if this is acceptable.

Sincerely,

Barry S. Kitley
Director of Special Projects

CITY OF HIGH POINT

AGENDA ITEM



Title: Street Abandonment 16-02
(High Point University)

From: Lee Burnette, Planning & Development
Director

Meeting Date: May 2, 2016

Public Hearing: Yes

Advertising Date: March 25, 2016 and
April 1, 8 & 16, 2016

Advertised By: Planning & Development

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

PURPOSE:

A request by High Point University to abandon the eastern portion (approximately 72 feet) of the North Avenue right-of-way. The portion of North Avenue to be abandoned is lying west of N. Centennial Street.

BACKGROUND:

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

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

On March 22, 2016, a public hearing was held before the Planning and Zoning Commission regarding Street Abandonment 16-02. The Planning & Zoning Commission recommended denial of Street Abandonment Case 16-02 by a vote of 6-1.

The applicant has submitted a letter requesting this Street Abandonment application be continued to the June 20, 2016 City Council meeting. The Council may take one of the following actions pertaining to this request:

- 1) Continue the case as requested by the applicant.
- 2) Hold the public hearing and take action on this application.

PLANNING AND ZONING COMMISSION RECOMMENDATION

High Point University

Street Abandonment 16-02

At its March 22, 2016 public hearing, the Planning and Zoning Commission reviewed Street Abandonment 16-02. All members of the Commission were present; except for Mr. John McKenzie.

Speaking in favor of the request:

Speaking on behalf of the applicant was Mr. Barry Kitley, Director of Special Projects Facilities & Auxiliary Operations at High Point University. Mr. Kitley stated that this particular intersection is at one of the entrances into the High Point University campus and it helps to simplify the intersection by reducing it from a 4-way to a 3-way intersection. He said only about seven residents will be impacted and abandonment will delay residents by about 30 seconds as they can enter & exit their neighborhood via alternate routes.

Also speaking in favor was Ms. Judy Stalder who spoke on behalf of her property management clients, Mr. & Mrs. Ronald Ammons of 509 North Avenue. Ms. Stalder said her client; currently rent their property to a university employee and having this become a dead-end street would make the property easier to rent and potentially increase its rental potential in the future.

Speaking in opposition of the request:

Speaking in opposition of the request were the following property owners from the abutting neighborhood. Mr. Melvin Parker, 719 Forrest Street; Ms. Constance Archie, 406 North Avenue; Ms. Doris Byers, 510 North Avenue and Mr. Michael Sawyer, 513 North Avenue. These speakers expressed the following comments and concerns:

- The request reduced access to their homes on North Avenue and on adjoining streets;
- The abandonment provides no benefit to North Avenue property owners;
- Property owners who rent their home stated the direct access, via North Centennial street, is a key marketing point to potential renters;
- Abandonment will be an inconvenience to North Avenue property owners and it is unfair to force these residences to use alternate routes to enter & exit their neighborhood. It will also place more trips on the other street in the neighborhood and impact those property owners;
- It will delay emergency response times;
- The request only benefits High Point University, which is on the other side of N. Centennial Street; it provides no benefits to the residents who live on North Avenue.

The Commission requested input from the Transportation Department as to if there were any safety concerns at this intersection. Ms. Vickie Embry, transportation engineer for the City of High Point, stated the Transportation Department has not identified any safety issues with the current configuration of this intersection. She stated that in the last five years there were only two crashes at this intersection, both of which were rear-end collisions of vehicles turning into the campus. This problem was addressed with the installation of left-hand turn lanes for south bound traffic to turn into the campus. Ms. Embry also added that she would not want to see North Avenue abandoned in the name of safety concerns that have not been clearly documented and studied by the Transportation Department.

The Commission also asked staff if it is unprecedented to close an improved street that is currently used by the public. Mr. Shannon responded that it's not necessarily unprecedented, but rather the City doesn't often receive requests to abandon existing improved streets. The vast majority of the street abandonment requests have been for unimproved streets (i.e. paper streets).

The Planning and Zoning Commission recommended denial of Street Abandonment Case 16-02, by a vote of 6-1.

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

**STAFF REPORT
STREET ABANDONMENT CASE 16-02
March 22, 2016**

Request	
Applicant: High Point University	Proposal: A request by High Point University to abandon the eastern portion (approximately 72 feet) of the improved (paved) segment of the North Avenue right-of-way. The portion of North Avenue to be abandoned is lying west of N. Centennial Street.

Adjacent Streets		
Name:	Classification:	Right-of-Way and Pavement Width:
North Avenue	Local street	50-foot wide right-of-way; 33-foot wide paving with curb and gutter

Adjacent Property Zoning and Current Land Use		
North	Residential Single Family-7 (RS-7) District	Undeveloped parcel
East	Residential Single Family-7 (RS-7) District	N. Centennial Street right-of-way
South	Residential Single Family-7 (RS-7) District	Undeveloped parcel
West	Residential Single Family-7 (RS-7) District	North Avenue right-of-way

Analysis

High Point University has submitted this request to abandon an improved portion of the North Avenue right-of-way (ROW), lying directly west of N. Centennial Street. The University owns the abutting parcels (to the north and south) of this portion of North Avenue and desires abandonment in order to eliminate North Avenue traffic directly accessing N. Centennial Street. High Point University proposes to remove the pavement and landscape this area and incorporate it into the green area it has established on the west side of N. Centennial Street.

This four-way intersection is within the Core City Area. Such intersections are not uncommon throughout the Core City Area or other older higher density portions of the City, and no public safety issues have been identified at this location by the Transportation Department. The remaining portion of North Avenue will still be a public ROW, thus not depriving adjacent property owner of access to their property. However, abandonment of this portion of North Avenue will alter historically established vehicular and pedestrian access patterns that have been used by residents of this neighborhood since it was developed in the late 1930s. If approved, vehicular and pedestrian traffic will have to use other adjacent streets for ingress and egress into their North Avenue properties from N. Centennial Street.

Findings & Recommendations

The University has provided conceptual sketch plans depicting the installation of a cul-de-sac or T-turn around to serve the property owners on the remaining public portion of North Avenue; however, no official submittals have been made to date. Installation of a cul-de-sac will serve the property owners and eliminate the hazard to larger public and private service vehicles (fire trucks, garbage trucks, moving trucks, mail/FedEx deliver trucks, etc.) from having to back-up over 450 feet when servicing this area. However, the installation of a cul-de-sac cannot be a condition of approval for abandonment of this ROW. In similar street abandonments in the past, approval of the street abandonment is delayed until street plans are submitted and approved by the Technical Review Committee (TRC), and the permits are secured. A street abandonment request cannot be conditioned.

The City of High Point Technical Review Committee (TRC) has reviewed this request and identified several public utilities within this ROW. If it is the desire of the Planning and Zoning Commission and City Council to approve this request, the following easements must be retained:

- 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 Piedmont Natural Gas easement, centered over all existing gas lines within and crossing the right-of-way.
- 4) Retention of a 20-foot wide NorthState Communication easement, centered over all of their existing lines & underground facilities 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 SA16-02

Applicant: High Point University

Area: 0.10 acres



Location of requested street abandonment



Previously abandoned right-of-ways

**Planning & Development
Department**

City of High Point

Date: March 9, 2016



Scale: 1"=200'

G:/Planning/Secure/ba-pz/
2016/pz/sa16-02.mxd

Attachments: Photographs (March 2016) and Aerial (February, 2014)
Looking eastward from North Avenue towards N. Centennial Street





Looking westward from N. Centennial Street towards North Avenue.





STREET ABANDONMENT SA16-02

Applicant: High Point University

Area: 0.10 acres



Location of requested street abandonment



Previously abandoned right-of-ways

**Planning & Development
Department**

City of High Point

Date: March 9, 2016



Scale: 1"=50'
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2016/pz/sa16-02photo.mxd

Citizens Information Meeting Report

Street Abandonment 16-02

Submitted by: Mr. Barry Kitley, on behalf of
High Point University

Date: March 9 2016

To: City of High Point, Planning & Development Dept.

From: High Point University, Barry Kitley
Director of Special Projects

Subject: North Avenue Closure Citizens Information Meeting

High Point University notified a total of 10 property owners representing 15 properties on North Avenue or in the vicinity of the request. Please see attached map and address list. In our notification, we included a map and information of the proposed closure. High Point University is seeking to close a portion of North Avenue from the western limits of the Centennial Street Right-of-Way, west along North Avenue for approximately 72 L.F. High Point University is requesting this portion of North Avenue to be abandoned due to increased traffic loads resulting from the recent residential developments into adjacent Alumni Avenue.

High Point University offered the opportunity to meet individually with each owner and offered a joint meeting on campus (Plato Wilson Commerce Building) on February 24, 2016. At the meeting, one property owner that owns rental property on 406 North Avenue attended. We did meet individually with two homeowners. One meeting was at the home of 510 North Avenue and the other on High Point University's campus with the owner of 513 North Avenue. A fourth rental property owner, 509 North Avenue, had a phone conversation with High Point University.

At the Citizens' Meeting, Royal Hinshaw from Davenport Engineering presented his firm's traffic analysis of the area. In summary, removing the access of North Avenue onto Centennial reduces the number of conflict points, improved the Level of Service reducing the projected delay under 2018 future conditions by approximately 30 percent and simplifies the intersection. The analysis indicated that the adjacent streets, Sherwood Place and Woodrow Avenue, have sufficient capacity to accommodate rerouting of the existing traffic on North Avenue with no degradation to the Level of Service of the intersections of these streets with Centennial Street. The analysis also projected the increase in travel time due to this rerouting to be approximately 30 seconds. It should also be noted that while the intersection of Centennial Street and North Avenue / Alumni Avenue operates satisfactorily under current conditions. It is projected that under 2018 future conditions, assuming a typical 2% growth in traffic on Centennial Street, the Level of Service is projected to fall to a 'D', indicating difficulty for left turning traffic off of North Avenue to find adequate gaps to safely turn onto Centennial Street. While the engineer was not present when we met individually with the other two homeowners, it was explained that Alumni Avenue has an increased volume of traffic due to additional residential units utilizing the intersection.

Please note, the information packet to the property owners included a North – T type turnaround. High Point University has revised the plan to include a cul-de-sac that meets all City specifications.

Of the four responses, three did not see the value in a cul-de-sac while the remaining response thought the idea would add value to the property. We invited everyone to the P&Z meeting in March. Further, having noticed the date was incorrectly stated, we have sent a correction and reminder letter to all property owners that also includes the new cul-de-sac layout.

February 17, 2016

Homeowner
Address
City, State, Zip

Re: High Point University Request to Close a Portion of North Avenue

Greetings! High Point University would like to invite you to a community meeting on Wednesday, February 24th at 6:00pm on our Campus. The meeting is being held to inform and discuss a potential modification that would close a portion of North Avenue (approximately 72 feet) from Centennial to the west. Please see attached map. If you are unable to attend this community meeting, please feel free to contact me and we can discuss via phone or meet at a later time/date. We want to insure you are informed and hear your opinions.

More specifically, High Point University has filed an application with the City of High Point that would close North Avenue from the western limits of the Centennial Street Right-of-Way, west along North Avenue for approximately 72 L.F. High Point University is requesting this portion of North Avenue to be abandoned due to increased traffic loads resulting from the recent residential developments into adjacent Alumni Avenue.

The Street Abandonment Application was submitted on February 9, 2016 with a regular meeting of the City of High Point Planning & Zoning Commission scheduled for March 24, 2015 at 6:00pm. Those meetings are held in the City Council Chambers.

Prior to the Planning & Zoning meeting, please join us on February 24th to discuss our application. We will be meeting at the Wilson School of Commerce, Board Room (Rm 212). Please see attached map for directions and parking. Please do not hesitate to call me if you have questions, Barry Kitley, at 841-9363.

Sincerely,

Barry Kitley
Director of Special Projects

March 9, 2016

Homeowner
Address
City, State, Zip

Re: High Point University Request to Close a Portion of North Avenue

Greetings! High Point University would like to update you on a correction from our last letter. The Street Abandonment Application for North Avenue that was submitted has a regular meeting of the City of High Point Planning & Zoning Commission scheduled for March 22, 2016 at 6:00pm (*not March 24 as mentioned in the previous letter*). This meeting will be held in the City Council Chambers. If you have any questions regarding this meeting please call the City of High Point Planning Department at 336-883-3328.

Also, please see revised drawing that was originally a T-type turnaround. We now propose a traditional cul-de-sac that meets all City standards and specifications.

Sincerely,

Barry Kitley
Director of Special Projects



Park
Here

Enter at Wilson
School of
Commerce,
Room 212

Citizens Information Meeting
February 24, 2014
High Point University
North Avenue Street Abandonment

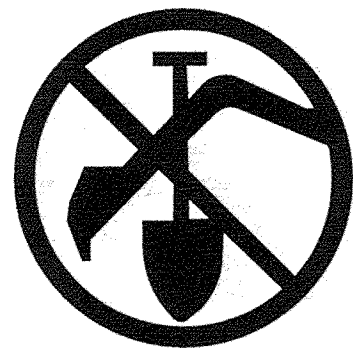
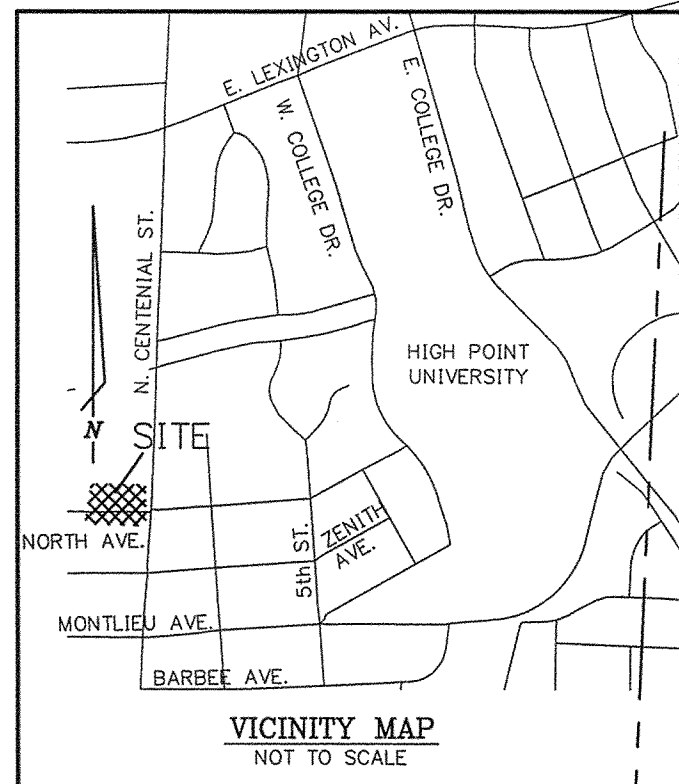
Address

578 Bedford Park Drive, W-S, NC 27107

North Avenue Request Notification List

Name	Property Address	City	State	Zip	Reference
Rafael and Silvia Tavares	323 Hickory Lane	High Point	NC	27265	501 North Ave
William Barbot	507 North Ave	High Point	NC	27262	507 North Ave
Ronald Ammons	212 Dilworth Road	High Point	NC	27265	509 North Ave
					511 North Avenue
Michael Sawyer	513 North Avenue	High Point	NC	27262	513 North Avenue
Austin Oquinn LLC	221 Cascade Drive	High Point	NC	27265	515 North Avenue
Austin Oquinn LLC	221 Cascade Drive	High Point	NC	27265	512 North Avenue
Jimmie Byers & Doris Evans	510 North Avenue	High Point	NC	27262	510 North Avenue
James Baker	P.O. Box 75	Summerton	SC	29148	814 Denny Street
WBM Holdings	P.O. Box 325	Trinity	NC	27370	812 Denny Street
Constance Archie	578 Bedford Park Drive	Winston-Salem	NC	27107	406 North Avenue
					407 North Avenue
Austin Oquinn LLC	221 Cascade Drive	High Point	NC	27265	409 North Avenue
Austin Oquinn LLC	221 Cascade Drive	High Point	NC	27265	404 North Avenue
Francis Leak	301 Church Street	Thomasville	NC	27360	810 Denny Street





BEFORE YOU DIG!
CALL 811
N.C. ONE-CALL CENTER
IT'S THE LAW!

N/F
AUSTIN O QUINN, LLC
D.B. 3683, PG. 1352

PROPERTY OF
HIGH POINT UNIVERSITY
D.B. 7341, PG. 63

SKETCH PLAN PERMANENT 'T' TURNAROUND NORTH AVENUE AT INTERSECTION OF CENTENNIAL ST. FOR HIGH POINT UNIVERSITY

CITY OF HIGH POINT
GUILFORD COUNTY - NORTH CAROLINA

DECEMBER, 2015
JOB No. 2014062

OWNER/DEVELOPER
HIGH POINT UNIVERSITY
833 MONTLIEU AVENUE
HIGH POINT, NC 27262
TELEPHONE (336) 841-9000

NORTH AVENUE

CENTENNIAL ST.
(PUBLIC)

ALUMNI
AVE

N/F
AUSTIN O QUINN, LLC
D.B. 3598, PG. 548

PROPERTY OF
HIGH POINT UNIVERSITY
D.B. 7261, PG. 2067

REMOVE EX. ASPHALT
& PROVIDE TOPSOIL
WITH SEED & MULCH

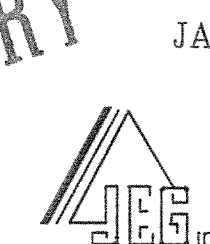
EX. RIGHT-OF-WAY
TO BE ABANDONED AND
MAINTAINED AS A PUBLIC
UTILITY EASEMENT

NEW CURB
& GUTTER

CITY OF HIGH POINT
STANDARD CURB & GUTTER

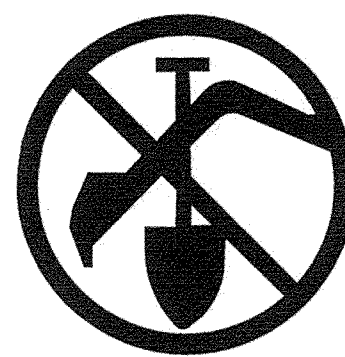
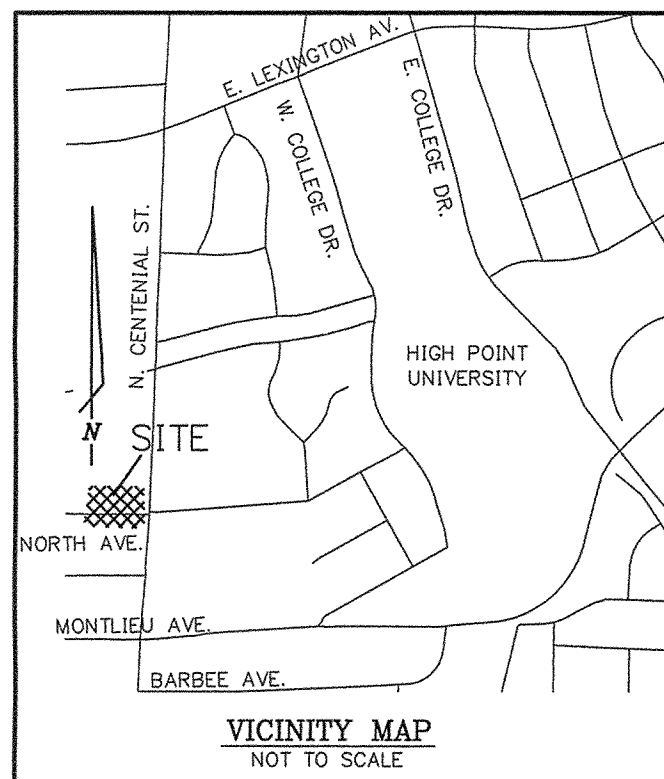
10' 5' 0' 10' 20'
SCALE: 1" = 10'

PRELIMINARY



JAMESTOWN ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
117 EAST MAIN STREET
P.O. BOX 365
JAMESTOWN, N.C. 27282
Telephone (336) 886-5523
C-0626

2015.12.15 10:45 AM WORKSHEET.DWG
12/25/2015 9:00 AM



BEFORE YOU DIG!
CALL 811
N.C. ONE-CALL CENTER
IT'S THE LAW!

SKETCH PLAN PERMANENT CUL-DE-SAC NORTH AVENUE AT INTERSECTION OF CENTENNIAL ST. FOR HIGH POINT UNIVERSITY

CITY OF HIGH POINT
GUILFORD COUNTY - NORTH CAROLINA

DECEMBER, 2015
JOB No. 2014062

OWNER/DEVELOPER
HIGH POINT UNIVERSITY
833 MONTLIEU AVENUE
HIGH POINT, NC 27262
TELEPHONE (336) 841-9000

"WILLOUBAR TERRACE"
P.B. 4 Pg. 212
BLOCK "M"

N/F
AUSTIN O'QUINN, LLC
D.B. 7065 PG. 2934
TRACT 4

"WILLOUBAR TERRACE"
P.B. 4 Pg. 212
BLOCK "M"

PROPERTY OF
HIGH POINT UNIVERSITY
D.B. 7341 PG. 63

NORTH AVENUE

N/F
AUSTIN O'QUINN, LLC
D.B. 7065 PG. 2934
TRACT 3

PROPERTY OF
HIGH POINT UNIVERSITY
D.B. 7261 PG. 2067

"WILLOUBAR TERRACE"
P.B. 4 Pg. 212
BLOCK "F"

PROPERTY OF
HIGH POINT UNIVERSITY
D.B. 7658 PG. 2124

CENTENNIAL ST.
(PUBLIC)

ALUMNI
AVE

10' 5' 0' 10' 20'
SCALE: 1" = 10'

JAMESTOWN ENGINEERING GROUP, INC.
CONSULTING ENGINEERS



117 EAST MAIN STREET
P.O. BOX 365
JAMESTOWN, N.C. 27282
Telephone (336) 886-5523
C-0626

2014062-05-15 WORKSHEET.DWG
P-20-10 4:00 PM